



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY		50
Day and Date	Wednesday and 29.11.2023	
Complaint No.	CR/781/2023 Case titled as Archna Chandra VS Ansal Housing Limited	
Complainant	Archna Chandra	
Represented through	Shri Sanjeev Kumar Bhardwaj Advocate	
Respondent	Ansal Housing Limited	
Respondent Represented	None	
Last date of hearing	23.08.2023	
Proceeding Recorded by	Naresh Kumari	

Proceedings

The present complaint has been received on 01.03.2023 and registered as complaint no. **781 of 2023**. The reply on behalf of respondent was received on 05.09.2023.

Succinct facts of the case as per complaint and reply are as under:

Sr. No.	Particulars	Details
1.	Name of the project	"Ansal Heights 86", Sector-86, Gurugram, Haryana.
2.	Nature of project	Residential
3.	DTCP License no.	Licence No. 48 of 2011 Dated 29.05.2011
4.	RERA registered	Not registered
5.	Unit no.	A-1202 (As per payment receipt on page 41 of complaint)

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016
भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR-181/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

8.	Allotment letter	2786 sq.ft (As stated by complainant in complaint)
9.	Date of execution of buyer's agreement	Not available
10.	Possession clause	Clause 34 The Company shall offer possession of the Unit any time, within a period of 42 months from the date of execution of Agreement or within 42 months from the date of obtaining all the required sanctions and approval necessary for commencement of construction , whichever is later subject to timely payment of all the dues by Applicant/Buyer and subject to force-majeure circumstances as described in clause 35. Further, there shall be a grace period of 6 months allowed to the Developer over and above the period of 42 months as above in offering the possession of the Unit. (As on page 34 of complaint)
11.	Due date of possession	03.09.2017 (calculated 42 months from date of application i.e 03.03.2014) (As on page 29 of complaint)
12.	Total sales consideration	Rs.1,51,29,898.63 /- (As per customer ledger dated 04.02.2023 on page 68 of complaint)
13.	Amount paid by the complainant	Rs.96,28,262/- (As per customer ledger dated 04.02.2023 on page 68 of complaint)
14.	Offer of possession	Not offered
15.	Occupation certificate	Not received

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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/78/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

16.

Conveyance deed

Not executed

Case has been called out twice but none is present on behalf of the respondent. The complainant is seeking refund of the deposited amount as unit is not yet completed and nor any intimation or offer of possession received till date while the due date expired on 03.09.2017 itself. The project is not even registered in RERA and hence complainant does not wish to continue in the project. One more and last opportunity is being given to the respondent to put in appearance and address the arguments failing which the case shall be heard and decided on the basis of facts submitted by both the parties and no further adjournment shall be allowed.

Matter to come up on **17.01.2024** for final arguments and orders.

V.1-3
Vijay Kumar Goyal
Member
29.11.2023