

PROCEEDINGS OF THE DAY		36
Day and Date	Tuesday and 19.08.2025	
Complaint No.	CR/576/2024 Case titled as Vijay Kumar Thakur VS Ansal Housing and Construction Limited & Samyak Projects Private Limited	
Complainant	Vijay Kumar Thakur	
Represented through	Shri Himanshu Gautam Advocate	
Respondent	Ansal Housing and Construction Limited & Samyak Projects Private Limited	
Respondent Represented through	Shri Hanu Mittal Adv. for R1 Ms. Prerna Mahajan Adv. for R2	
Last date of hearing	29.07.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<p style="text-align: center;"><b>Proceedings-cum-order</b></p> <p>The present complaint has been filed in the Authority on 13.02.2024 by the complainant seeking the relief of execution of conveyance deed and handing over of possession by the respondent.</p> <p>The counsel for the respondent states that the complainant already got the relief of delay possession charges from due date of possession till actual handing over of possession vide order of the Authority dated 06.07.2022 in complaint bearing no. 3696/2021 hence, the present complaint is not maintainable on account of res-judicata.</p> <p>The Authority is of the considered view that the relief of possession and execution of conveyance deed are inherent in the relief of delay possession charges which stand already allowed vide order dated 06.07.2022. Therefore,</p>		



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/576/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

it is hereby clarified that besides payment of delayed possession charges in terms of the above order, the respondent is required to hand over the possession of the unit after obtaining of occupation certificate/CC/part CC from the competent authority and execute conveyance deed as per obligations under section 11(4) (b) read with section 17 of the Act, 2016 and thereafter, the complainant is obligated to take the possession within 2 months as per Section 19 (10) of the Act, 2016. Therefore, the present complaint is disposed of with the above observations.

Matter stands disposed of. File be consigned to registry.

Ashok Sangwan  
Member

  
Arun Kumar  
Chairman  
19.08.2025