

PROCEEDINGS OF THE DAY
18

Day and Date	Thursday and 13.11.2025
Complaint No.	CR/130/2024 Case titled as Vikas VS Mega Infrastructure Private Limited
Complainant	Vikas
Represented through	Shri Kanish Bangia Advocate
Respondent	Mega Infrastructure Private Limited
Respondent Represented	Ms. Ankur Berry Advocate
Last date of hearing	
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was received on 29.01.2024 and registered as complaint no. 130 of 2024 and reply was received on 21.03.2024.

S. No.	Particulars	Details
1.	Name and location of the project	"Zara Homes" at sector 95 B, Gurgaon, Haryana
2.	Nature of the project	Affordable Group housing
3.	Project area	9.0625 acres
4.	DTCP license no.	28 of 2020 dated 07.10.2020 valid up to 06.10.2025
5.	Name of licensee	M/s Mega Infratech Pvt. Ltd. and another
6.	RERA Registered/ not registered	Registered vide no. 57 of 2022 dated 27.06.2022 valid up to 06.10.2025
7.	Unit no.	Apartment no. 4, 5 th floor & Tower-K (As per page no. 20 of the complaint)
8.	Unit area admeasuring	620.66 sq. ft. (Carpet area) & 107.06 sq. ft. (balcony area) (As per page no. 20 of the complaint)
9.	Allotment letter	14.11.2022



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/130/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

		(As per page no. 20 of the complaint)
10.	Date of execution of buyer's agreement	Not executed
11.	Possession clause	N/A
12.	Due date of possession	Cannot be ascertained
13.	Total sale consideration	Rs.26,06,772/- (As alleged by the complainant on page no. 15 of the complaint)
14.	Amount paid by the complainant	Rs.5,53,045/- (As per receipt information on page no. 23 of the complaint)
15.	Occupation certificate	N/A
16.	Offer of possession	Not offered
17.	Demand letter	14.11.2022 (As per page no. 21 of the complaint)

The counsel for the complainant states that the complainant is seeking refund of the deposited amount with interest as the construction of the project has yet to be commenced and the complainant does not want to continue further.

The counsel for the respondent states that the complainant has paid only Rs.5,53,045/- against the sale consideration of Rs.26,06,772/- and further states that the if the authority allow refund to the complainant, deductions in terms of Affordable Housing Scheme, amended from time to time, be allowed.

Arguments heard.

The respondent is directed to refund the entire paid-up amount as per clause 5 (iii)(b) of the Affordable Housing Policy, 2013 as amended by the State Government on 22.07.2015, along with prescribed rate of interest i.e., @10.85% p.a. as prescribed under rule 15 of the Rules, 2017 from the date of each payment till the actual realization of the amount.

Detailed order will follow. Matter stands disposed off.


P.S. Saini
Member
13.11.2025