

PROCEEDINGS OF THE DAY		64
Day and Date	Thursday and 11.12.2025	
Complaint No.	CR/1755/2024 Case titled as Sarto Devi VS Mahira Buildtech Private Limited	
Complainant	Sarto Devi	
Represented through	Shri Hari Singh proxy counsel	
Respondent	Mahira Buildtech Private Limited	
Respondent Represented	None	
Last date of hearing	Early hearing application/20.11.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was received on 23.04.2024 and registered as complaint no. 1755 of 2024 and reply has not been received till date.

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

S. No.	Particulars	Details
1.	Name and location of the project	"Mahira Homes" at sector 103, Gurgaon, Haryana
2.	Nature of the project	Affordable Group housing
3.	Project area	5.4037 acres
4.	DTCP license no.	31 of 2019 dated 01.03.2019 valid up to 28.02.2024
5.	RERA Registered/ not registered	Revoked vide order dated 11.03.2024
6.	Unit no.	601, 6 th floor & Tower-A (As per page no. 21 of the complaint)
7.	Unit area admeasuring	645 sq. ft. (Carpet area) (As per page no. 21 of the complaint)
8.	Allotment letter	27.12.2019 (As per page no. 17 of the complaint)



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/1755/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

9.	Date of execution of flat buyer's agreement	17.03.2020 (As per page no. 20 of the complaint)
10.	Date of building plan approval	29.03.2019 (taken from another complaint of the same project)
11.	Environmental clearance dated	29.01.2020 (taken from another complaint of the same project)
12.	Possession clause	4. POSSESSION <i>A. Subject to force majeure circumstances, intervention of statutory authorities, receipt of occupation certificate and allottee having timely complied with all its obligations, formalities or documentation, as prescribed by developer and not being in default under any part hereof and flat buyer's agreement, including but not limited to the timely payment of installments of the other charges as per the payment plan, stamp duty and registration charges, the developer proposes to offer possession of the said apartment to the allottee within a period of 4 (four) years from the date of approval of building plans or grant of environment clearance, (hereinafter referred as the "commencement date"), whichever is later.</i> (As per page no. 28 of the complaint)
13.	Due date of possession	29.01.2024 [Note: Due date of possession to be calculated 4 years from the date of environmental clearance dated 29.01.2020 being later]
14.	Total sale consideration	Rs.26,56,300/-



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		(As per payment plan on page no. 45 of the complaint)
15.	Amount paid by the complainant	Rs.26,76,366/- (As per details of payment filed by the complainant on 11.12.2025)
16.	Occupation certificate	N/A
17.	Offer of possession	Not offered

Case has been called out but neither the respondent has appeared nor filed any reply. Hence, the respondent is proceeded against ex-parte.

The complainant is seeking full refund of the deposited amount.

The respondent/promoter is directed to refund the entire paid-up amount along with interest at the rate of 10.85% as prescribed under rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017, from the date of each payment till its actual realization.

Detailed order will follow. Matter stands disposed off.


P.S. Saini

Member

11.12.2025