



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		63
Day and Date	Thursday and 24.07.2025	
Complaint No.	CR/1755/2024 Case titled as Sarto Devi VS Mahira Buildtech Private Limited	
Complainant	Sarto Devi	
Represented through	Shri Maheshwar Advocate	
Respondent	Mahira Buildtech Private Limited	
Respondent Represented through	None	
Last date of hearing	17.04.2025	
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.

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)
9.	Date of execution of flat	17.03.2020



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CRJ 1755/2024

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	buyer's agreement	(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/- (As per payment plan on page no. 45)



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CRP/HS/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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		of the complaint)
15.	Amount paid by the complainant (To be confirmed)	Rs.13,28,647/- (As per receipt information on page no. 52-55 of the complaint) Rs.26,56,300/- (As alleged by the complainant on page no. 14 of the complaint)
16.	Occupation certificate	N/A
17.	Offer of possession	Not offered

None is present on behalf of the respondent and neither any reply is filed. However, there is difference in the amount allegedly paid and the receipt of the amount paid enclosed.

The counsel for the complainant requests for allowing refund of amount deposited as despite having the due date elapsed, the project is nowhere near completion as the work of the tower in which the unit is situated has not yet commenced and hence seeking full refund of the amount deposited with interest in terms of Section 18 (1) of the Act, 2016. Moreover, the registration of the project also stands revoked by the Authority and hence the complainant is entitled for full refund.

The counsel for the complainant assures to file a detailed SOA showing the date wise payment of account along with copies of its receipt or bank statement reflecting the transfer of amount to the respondent.

The respondent is given one last opportunity to file written submissions along with the amount received and cancellation of the unit or refund of any amount paid to the complainant ^{if any} within 4 weeks after supplying a copy.

Matter to come up on 18.09.2025 for final arguments/orders

V. I.
Vijay Kumar Goyal
Member
24.07.2025