



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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		75
Day and Date	Wednesday and 07.05.2025	
Complaint No.	CR/1994/2024 Case titled as Samar Madan and Sakshi Madan VS CZAR Buildwell Private Limited	
Complainant	Samar Madan and Sakshi Madan	
Represented through	Complainants in person.	
Respondent	CZAR Buildwell Private Limited	
Respondent Represented through	None	
Last date of hearing	26.02.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint has been filed on 15.05.2024 and registered as complaint no. 1994 of 2024 .		
Succinct facts of the complaint are as follows:		
S. No.	Particulars	Details
1.	Name of the project	“Mahira Homes”, Sector-104, Gurugram, Haryana.
2.	Nature of the project	Affordable Housing Scheme Project, Multistoried Towers.
3.	RERA Registered/ not registered	Registration revoked
4.	DTCP License	66 of 2021 dated 07.09.2021 valid up to



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CR/199/2024

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		06.09.2026
6.	Allotment letter	03.12.2021 (As on page no. 25 of complaint)
7.	Unit no.	T8-1603, Floor-16, Tower-T8, Type-1BHK-Type-4 (As on page no 25 of complaint)
8.	Unit area	337.66 sq.ft. [Carpet-Area] (As on page no. 25 of complaint)
9	Environment clearance	27.04.2022 (As per website of SEIAA, Haryana)
10.	Builder-Buyer's Agreement	Not executed
11.	Possession clause	<i>In the absence of the agreement under Affordable housing project, the possession clause given under the Affordable Housing Policy 2013 would prevail. Section 1 (iv) of Affordable housing policy 2013 which provides as under :</i> Section 1 (iv) <i>All such projects shall be required to be necessarily completed within 4 years from the approval of building plans or grant of environmental clearance, whichever is later. This date shall be referred to as the date of commencement of project "for purposes of this policy. The license shall not be renewed beyond the said 4 years period from the date of commencement of project.</i>



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CR/1994/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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12.	Due date of delivery of possession	27.04.2026 [Calculated 4 years from the date of E.C]
13.	Total sale consideration	Rs.13,95,070/- (As on page no. 26 of complaint)
14.	Amount paid by the complainant	Rs.6,38,816/- [As per S.O.A dated 28.04.2023 on page no. 41 of complaint]
15.	Occupation certificate /Completion certificate	Not obtained
16.	Offer of Possession	Not offered

The respondent neither appeared nor submitted a reply, the respondent is proceeded with ex-parte.

The complainant is seeking refund of the deposited amount along with the prescribed rate of interest. The pleadings are on record.

The complaint has been pending for over a year, and there is no valid justification for any further delay in the proceedings.

The Authority observes that the project is stalled and the Authority has revoked the project's registration on account of grave violations committed by the promoter. Consequently, there is no reasonable expectation of the project being completed in the near future.

Heard.

The respondent is directed to refund the deposited amount to the complainant alongwith interest @ 11.10% per annum from the date of each payment till its actual realization. This order shall be complied with within 90 days from the date of this order.



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Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member
07.05.2025