

Day and Date	Monday, 11 th March ,2024
Complaint No.	RERA-GRG-2655-2022
Complainant	HARERA, Gurugram
Nature of complaint	Suo Motu
Respondent	M/s Czar Buildwell Pvt. Ltd.
Project	Mahira Homes 63A

PROCEEDINGS OF THE DAY

The Authority observes that in its proceedings dated 25.09.2023, no one was present on behalf of the promoter. It was further observed by the Authority during the forensic audit of the project that the promoter had violated various provisions of the Act, 2016. Further the promoter is not taking any concrete step towards completion of the project and bringing back the illegally diverted funds from 70% RERA account. The authority has already received various complaints from the allottees regarding no physical progress at site towards completion of project for which the time specified is to lapse shortly even if six months grace period towards Covid is allowed.

It was decided by the Authority to afford one final opportunity of hearing to the promoter before revocation of the registration of the project in continuation of the notice dated 06.09.2023 as none was present on behalf of the promoter during the said hearing. The said notice was issued on 21.02.2024 for hearing on 11.03.2024 and to apprise the authority about the steps taken towards the completion of the project including the deposit of amount unlawfully diverted from the RERA account of the project.

Sh. Pintu (Director), Sh. Rishabh Gupta (Advocate) are present on behalf of the promoter during today's proceedings. Sh. Rishabh Gupta has placed on record a copy of Vakalatnama on behalf of the respondent company but no authorization for appearance of Sh. Pintu, Director of M/s Mahira Infratech Pvt. Ltd. has been placed on record. Sh. Pintu further submits that M/s Czar Buildwell Pvt. Ltd. is now known as and got converted into M/s Mahira Infratech Pvt. Ltd. and he is also the Director in M/s Mahira Infratech Pvt. Ltd. and M/s Mahira Buildwell Pvt. Ltd. as well. He is unable to produce any documents including proof of conversion of the company or any plan of action for completion of the project and bringing back the illegally diverted amount

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Project	Mahira Homes 63A
Promoter	M/s Czar Buildwell Pvt. Ltd.

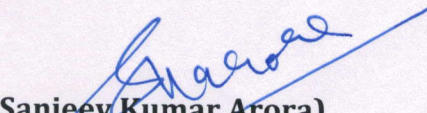
back into the RERA account. No reply has been submitted by the promoter to the show cause notice dated 06.09.2023 and final show cause notice dated 21.02.2024.

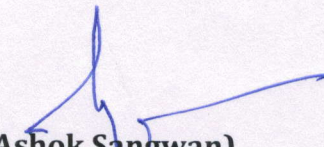
Heard. The Authority after going through the facts of the matter and details brought on record in the foregoing paras, is satisfied that the promoter has wilfully violated various provisions under the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder. The promoter has further unlawfully diverted the amounts deposited by the innocent home-buyers into its own related companies. In view of the above, the authority deems it fit to revoke the registration of the project 'Mahira Homes 63A' issued vide Registration No. GGM/388/120/2020/04 dated 20.01.2020, under the provisions of section 7(1)(a),(b) and (d) of the Real Estate (Regulation and Development) Act, 2016, Haryana Real Estates (Regulation and Development) Rules, 2017 and Regulations of the Haryana Real Estate Regulatory Authority, Gurugram. The Authority further directs under section 7(4)(a) that the promoter shall be debarred from accessing its website in relation to that project and the name of the promoter shall be specified in the list of defaulters on the authority's website. It is further directed under section 7(4)(c) of the Act that the concerned banks holding the project bank accounts shall keep the accounts of the project frozen till further orders.

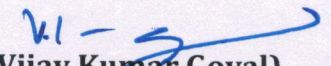
This is without prejudice to the statutory rights of the allottees under the provisions of the Real Estate (Regulation and Development) Act, 2016 and Rules and Regulations made thereunder.

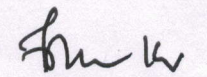
A copy of this order shall be endorsed to all other Real Estate Regulatory Authorities of the States and Union Territories of the country.

Detailed order will follow.


(Sanjeev Kumar Arora)
Member, HARERA


(Ashok Sangwan)
Member, HARERA


(Vijay Kumar Goyal)
Member, HARERA


(Arun Kumar)
Chairman, HARERA