

New PWD Rest House, Civil Lines, Gurugram, Haryana

PROCEEDINGS OF THE DAY

49

Day and Date

Wednesday and 27.08.2025

Complaint No.

CR/3003/2024 Case titled as Sunita Devi VS Czar Buildwell Private Limited

Complainant

Sunita Devi

Represented through

Sh.Ashok Kumar, Advocate

Respondent

Czar Buildwell Private Limited

Respondent Represented through

None

Last date of hearing

23.07.2025

Proceeding Recorded by

HR Mehta and Kiran Chhabra

Proceedings

The present complaint has been filed on **04.07.2024** and registered as complaint bearing no. **3003** of **2024**. On the last date of hearing, the respondent was proceeded ex-parte.

Succinct facts of the case:

S. N.	Particulars	Details
1.	Name of the project	"Mahira Homes", Sector-104, Gurugram, Haryana.
2.	Nature of the project	Affordable Housing Scheme Project, Multistored 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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हरियाणा भू, संपदा विनियामक प्राधिकरण, गुरुग्राम

CR/3002/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. वी. वि. विद्याम गृह, सिविल लाइन्स, गुरुग्राम, हरियाणा

		06.09.2026
6.	Welcome letter	03.12.2021 (As on page no. 24 of complaint)
7.	Allotment letter	03.12.2021 (As on page no. 25 of complaint)
8.	Unit no.	T6-2105, Floor-21 st , Tower-T6, Type-1BHK-Type-4 (As on page no 31 of complaint)
9.	Unit area	643.66 sq.ft. [Carpet-Area] (As on page no. 31 of complaint)
10.	Environment clearance	27.04.2022 (As per website of SEIAA, Haryana)
11.	Builder-Buyer's Agreement	01.03.2022 (As on page no. 29 of complaint)
12.	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</i>



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

Ch/3003/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. व. डी. वि. विश्राम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

		<i>beyond the said 4 years period from the date of commencement of project.</i>
13.	Due date of delivery of possession	27.04.2026 [Calculated 4 years from the date of E.C]
14.	Total sale consideration	Rs.26,50,886/- (As on page no. 33 of complaint)
15.	Amount paid by the complainant	Rs. 7,95,051/-
16.	Occupation certificate /Completion certificate	Not obtained
17.	Offer of Possession	Not offered

Heard.

The respondent/promoter is directed to refund the entire amount paid by the complainant in terms of 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.

Matter stands disposed of. Detailed order will follow.

Ashok Sangwan
Member
27.08.2025