



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		80
Day and Date	Friday and 16.02.2024	
Complaint No.	CR/7074/2022 Case titled as Tushar Jindal VS CZAR Buildwell Private Limited	
Complainant	Tushar Jindal	
Represented through	Shri Prashant Vashisht Advocate	
Respondent	CZAR Buildwell Private Limited	
Respondent Represented	None	
Last date of hearing	17.11.2023	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 14.11.2022 and the reply on behalf of respondent has not been received till date.

The counsel for the complainant has filed a complaint for seeking refund. Counsel for the respondent has neither appeared nor filed the reply and on last date of hearing i.e. 22.09.2023 their defence was struck off. Hence one last and final opportunity is being provided to the respondent to put in appearance and to argue the matter otherwise it shall be decided ex-parte on the basis of documents available on record. Matter to come up on 16.02.2024 for further proceedings.

The succinct facts of the case are as follows:

S. N.	Particulars	Details
1.	Project name and location	"Mahira Homes 95", VILL. DHORKA, SUB- TEHSIL KADIPUR
2.	Project area	6.05 acres
1.	Nature of the project	Affordable Housing scheme project, Multistoried towers



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CR/10/14/2022

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

2.	DTCP license no. and validity status	24 of 2020 10.09.2020 valid upto 09.09.2025
3.	RERA registration details	Registered
4.	Unit no.	T4-103 [pg. 53 of complaint]
5.	Unit measuring	643.278 sq. ft. [pg. 53 of complaint]
6.	Date of allotment letter	08.12.2020 [pg. 34 of complaint]
7.	Date of execution of B.B.A	12.03.2021
	Possession clause	
8.	Due date of possession	11.09.2016 [Note: Due date calculated from date of sanction of building plan i.e., 11.09.2013 being later.]
9.		
10.	Total sale consideration	₹ 26,49,344/-
11.	Total amount paid by the complainant	₹ 9,93,503/-/-
12.	Occupation certificate	Not yet obtained
13.	Offer of possession	Not offered

Arguments heard.



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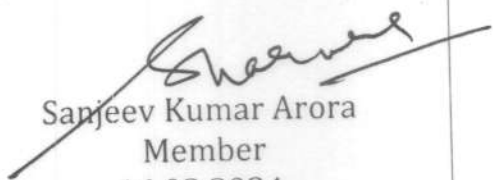
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Full refund is allowed alongwith prescribed rate of interest i.e. 10.85% per annum from the date of each payment till its realization.

Detailed order will follow. Matter stands disposed off. File be consigned to the registry.


Sanjeev Kumar Arora
Member
16.02.2024