



<b>PROCEEDINGS OF THE DAY</b>		<b>76</b>
Day and Date	Friday and 01.03.2024	
Complaint No.	CR/7119/2022 Case titled as Vidit Das VS Czar Buildwell Private Limited	
Complainant	Vidit Das	
Represented through	Ms Surbhi Bhardwaj, Advocate	
Respondent	Czar Buildwell Private Limited	
Respondent Represented through	Ms Rahul Raghav, proxy counsel	
Last date of hearing	24.11.2023	
Proceeding Recorded by	H.R.MEHTA	

**Proceedings**

The present complaint was filed on 17.11.2022. Despite specific directions, it failed to comply with the orders of the authority. It shows that the respondent was intentionally delaying the procedure of the court by avoiding to file written reply.

<b>S.N.</b>	<b>Particulars</b>	<b>Details</b>
1.	Name of the project	Mahira Homes Sector 104, Village Bhrampur, Gurugram
2.	Nature of the project	Affordable group housing colony
3.	DTCP license no.	106 of 2017 dated 22.12.2017
4.	Welcome letter	06.12.2021 (Page 17 of complaint)
5.	Unit no.	T4-403 floor 4, tower-T4 admeasuring 642.36 sq.ft. carpet area (Page no 26 of complaint)
6.	Date of builder buyer agreement	03.03.2022 [pg. 22 of complaint]
7.	Consent letter for revision of building plan	Not dated [pg. 53 of complaint]



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

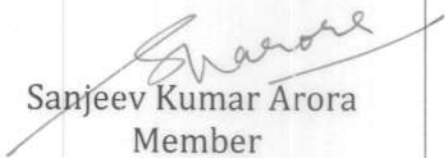
नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

8.		
9.	Due date of possession	Not known
10.	Basic sale consideration	₹ 26,19,440/-/- [pg. 28 of complaint]
11.	Paid up amount	₹ 6,61,990/-/- [As alleged by complainant on page 14 of complaint]
12.	Occupation certificate	NA
13.	Offer of possession	NA

Counsel for the complainant and father of the states that they have booked the unit in the above said project. BBA was executed on and they have paid a sum of Rs. 6,61,990/- against total consideration of Rs. 26,19,440/- and there is hardly any progress at the site of the project hence they want to withdraw from the project and is seeking refund of the deposited amount.

Since the respondent did not file reply to the complaint after repeated opportunity, their defence was struck off on 24.11.2023 hence the matter is being dealt with on the basis of documents held on record. Today also the proxy counsel of the respondent put in appearance and says that main counsel is not available. In light of above said facts, the authority is of the view that refund should be granted to the complainant as per the affordable housing policy alongwith prescribed rate of interest i.e. 10.85% p.a. as per RARA norms.

Matter stands disposed off. Detailed orders will follow.

  
Sanjeev Kumar Arora  
Member  
01.03.2024