

PROCEEDINGS OF THE DAY		41
Day and Date	Wednesday and 21.08.2024	
Complaint No.	CR/7929/2022 Case titled as Deepak Singh VS CZAR Buildwell Private Limited	
Complainant	Deepak Singh	
Represented through	Complainant in person	
Respondent	CZAR Buildwell Private Limited	
Respondent Represented	None	
Last date of hearing	01.05.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 21.01.2023 and registered as complaint no. 7929 of 2022. Reply has not been submitted and the defence was struck off on 24.01.2024.

Succinct facts as per the complaint and the reply are as follows:

S. N.	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	Registered GGM/504/236/2021/72 Dated - 25.10.2021 (Valid upto 02.12.2025)

4.	DTCP License	66 of 2021 dated 07.09.2021 valid up to 06.09.2026
5.	Welcome letter	04.12.2021 (As on page no 10 annexure -C of documents submitted by the complainant)
6.	Unit no.	T4-2307, Tower-T4
7.	Unit area	644 sq.ft.
8.	Environment clearance	27.04.2022 (As per website of SEIAA, Haryana)
9.	Builder-Buyer's Agreement	Not available
10.	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>
11.	Due date of delivery of possession	27.04.2026



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

		[Calculated 4 years from the date of E.C.]
12.	Total sale consideration	Rs.26,00,000/-
13.	Amount paid by the complainants	Rs.1,28,060/- (As per annexure A on page no. 6 of complaint)
14.	Occupation certificate /Completion certificate	Not obtained
15.	Offer of Possession	Not offered
16.	Request for refund	23.12.2021

Complainant heard in person.

The respondent is directed to refund the amount deposited by the complainant alongwith prescribed rate of interest i.e. 11.10% per annum from the date of each payment till its realization. Cost of Rs.5,000/- shall also be paid alongwith the above amount.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member
21.08.2024