



**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

| <b>PROCEEDINGS OF THE DAY</b> |   | <b>4</b> |
|-------------------------------|---|----------|
| Day and Date                  | Tuesday and 22.02.2022  |          |
| Complaint No.                 | CR/4448/2021 Case titled as Saniya Bansal VS CZAR Buildwell Private Limited |          |
| Complainant                   | Saniya Bansal   |          |
| Represented through           | Shri Kailash Parshad Pandey Advocate  |          |
| Respondent                    | CZAR Buildwell Private Limited  |          |
| Respondent Represented        | Shri Bidit Deka Advocate  |          |
| Last date of hearing          | 22.12.2021  |          |
| Proceeding Recorded by        | Naresh Kumari and HR Mehta  |          |

#### **Proceedings through VC**

The present complaint was filed on **23.11.2021** and registered as **complaint no. 4448 of 2021**. As per the registry, complainant has sent copy of the complaint along with annexures through speed post as well as through email. The tracking report of the same has been submitted by the complainant and as per that record the speed post is shown to be delivered on 12.11.2021 at office address of respondent i.e., 302-A, 3rd Floor, Global Foyer Building, Sector- 43, Golf Course Road, Gurugram, Haryana-122009. The registry of the authority sent a notice dated 27.11.2021 through speed post and as such, as per the tracking report delivery it is shown to be delivered on 04.12.2021. Also, the email sent to the respondent on [gurgaon@mahiragroup.com](mailto:gurgaon@mahiragroup.com) is shown to be delivered on 27.11.2021. The service of the notice through speed post and email is presumed to be complete.

Vide order dated 22.12.2021 the counsel for the respondent stated that settlement talks are going on with the complainant and accordingly requests for a short adjournment to file the reply.

The complainant has made a statement that he is willing to make the requisite balance payments if the cancellation letter issued without any intimation is withdrawn by the promoter. The counsel for the respondent states that the instant allotment was made under affordable policy wherein the

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016  
Act No. 16 of 2016 Passed by the Parliament

भू-संपदा (विनियमन और विकास) अधिनियम, 2016 की धारा 20 के अर्तगत गठित प्राधिकरण

भारत की संसद द्वारा पारित 2016 का अधिनियम संख्यांक 16





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CR/4448/2021

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earnest money of 5% is to be paid at the time of application and 20% after the issuance of allotment letter. If the requisite payments are made by the complainant, the promoter is ready to withdraw the cancellation letter and signing of BBA as well after payment.

The matter stands disposed of with a direction that the promoter will withdraw the cancellation notice within one week and thereafter the complainant shall make the due payment within four weeks. File be consigned to the registry.

V.1-3

Vijay Kumar Goyal  
Member

Dr. KK Khandelwal  
Chairman  
22.02.2022