



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

**AGENDA OF THE MEETING**

MEETING OF THE AUTHORITY:

DATED: 02.03.2023

ITEM NO.	
SUBJECT	<b>Request for revival of the project named "Mahira Homes 88-B" located at Sector-88B, Gurugram being developed by M/s Mahira Homes Pvt. Ltd.</b>
DETAILS	<p>Pl. on the subject cited above, it is submitted that project named "Mahira Homes 88-B" located at Sector-88B, Gurugram being developed by M/s Mahira Homes Pvt. Ltd. was received in the Authority on 24.02.2022. The first deficiency notice was sent on 07.03.2022, after that total 5 proceedings were done for the above-mentioned project. The last proceeding was held on 06.05.2022 in which the project was put up in sine-die, however there is no signed copy available in the records of the proceedings dated 06.05.2022. The proceedings available on online portal having temp id 1019-2022 is reproduced as below: -</p> <p><i>"The promoter was issued a show-cause notice under section 5(1)(b) of Act, 2016 read with rule 5(1) of Haryana Rules, 2017 as to why the application for grant of registration of the project under reference be not rejected with an opportunity of hearing on 09.05.2022. Meanwhile, the authority received a complaint submitted vide Dak ID 31490 dated 22.04.2022 against Mahira Group with a request to immediately pass an order for suspension/processing of pending RERA application of M/s Mahira Homes Pvt Ltd for License no. 09 of 2022 for Sector 88B, Gurugram, Haryana. Accordingly, the Authority decides to issue a notice to the promoter under section 35 of the Act to furnish the para-wise information reply regarding the allegations made in the complaint in writing. The application for registration of project Mahira Homes 88B is moved to sine die till the investigation is over".</i></p> <p>According to the concerned Associate Architectural Executive (Ms. Neeraj Gautam) dealing with this case, a first proceeding was held on 30.05.2022 and the matter was to come up on 06.06.22, but after that there were no hearings held for that complaint case.</p> <p>Now, the promoter has submitted an application vide dak receipt ID 49080 dated 14.02.2023, wherein the promoter has requested for revival of the above-mentioned project which was pending in sine-die on</p>



06.05.2022. The promoter has submitted a copy of order passed by DTCP dated 03.02.2023 in which the matter was subsequently submitted for information and concurrence of the Government. The matter has accordingly been considered afresh at the level of the Government for its concurrence. The withdrawal of blacklisting orders as conveyed vide orders dated 21.07.2022 and 26.08.2022 are accordingly hereby affirmed. The documents submitted by the promoter and the copy of orders are attached herewith.

Submitted for perusal of the Authority and further necessary directions please.

*(Shashank)*

**Associate Engineer Executive  
HARERA, Gurugram**

### DECISION OF THE AUTHORITY

Sh. Shashank Sharma, Associate Engineer Executive briefed about the facts of the project.

Shri Amit Singh, AR on behalf of the promoter is present. The matter was adjourned sine die vide proceedings dated 6.5.2022 on account of complaint No.GRG-1852/2022 from one Shri Neeraj Choudhary in which number of allegations had been made against the promoter company. The promoter has now applied for reviving the matter stating that the issues raised in the complaint have been resolved and detailed reply from the promoter has been received which is being examined. Further the DTCP who had blacklisted the promoter company vide orders dated 17.5.2022 but has been subsequently withdrawn with the approval of the Government vide orders dated 18.1.2023 bearing endst. No. LC-4498/2023/578. Promoter further states that the above company and license was not part of above black listing order and as on date there is no restrain to carry out development works or sale in terms of the license granted by the DTCP which is already valid up to 30.1.2027.

It was discussed and decided that a comprehensive note in this regard be prepared and submitted for decision on file.

The status of sine die on the site may be changed to active and the matter to come up on 13.03.2023.

*(Sanjeev Kumar Arora)*  
(Sanjeev Kumar Arora)  
Member, HARERA

*(Ashok Sangwan)*  
(Ashok Sangwan)  
Member, HARERA

*(Vijay Kumar Goyal)*  
(Vijay Kumar Goyal)  
Member, HARERA