



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
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New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY		67
Day and Date	Wednesday and 09.07.2025	
Complaint No.	MA NO. 242/2025 in CR/1079/2024 Case titled as Aman Malhotra VS Sunrays Heights Private Limited	
Complainant	Aman Malhotra	
Represented through	Shri Vijay Pratap Singh Advocate	
Respondent	Sunrays Heights Private Limited	
Respondent Represented	Shri Tushar Behmani Advocate	
Last date of hearing	Application u/s 39 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

1. The aforementioned complaint was disposed of by this Authority vide order dated 16.04.2025, wherein the Authority directed the respondent to pay delay possession charges to the complainant against the paid-up amount at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession, i.e., 16.03.2021 till the date of offer of possession plus two months or actual handover, whichever is earlier, as per Section 18(1) of the Act of 2016 read with Rule 15 of the Rules, 2017. The detailed order pertaining to this matter was duly uploaded on the official website of the Authority on 11.09.2024.
2. The complainant has filed an application bearing MA No. 424/2025 dated 20.05.2025 for rectification of the said order stating that in para 3 of the order dated 16.04.2025, the total amount paid by the complainant had been inadvertently recorded to be Rs.18,23,493/- instead of Rs.24,98,493/-. It is further submitted that the amount paid by the complainant is Rs.24,98,493/- was confirmed and mentioned by the Authority in its



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MA No. 242/2025 IN CR/1079/2024

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proceedings of the day dated 09.10.2024. The relevant part of proceedings of the day dated 09.10.2024 is reiterated as under:-

".....

The total sale consideration of the flat was Rs.25,00,790/- and the complainant had paid an amount of Rs.24,98,493/-(exclusive of tax) as and when the demands were raised by the respondent/non-applicant. The only last demand which is not yet raised by the respondent is pending."

Shri Tushar Behmani Advocate has appeared on behalf of the respondent and filed memo of appearance and requests for a short adjournment. Request is allowed. He is directed to file reply to the application u/s 39 of the Act within a week with an advance copy to the complainant.

Matter to come up on **16.07.2025** for pronouncement of order.

Ashok Sangwan
Member
09.07.2025