



**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

| PROCEEDINGS OF THE DAY |                                                                             | 10 |
|------------------------|-----------------------------------------------------------------------------|----|
| Day and Date           | Wednesday and 22.01.2025                                                    |    |
| Complaint No.          | CR/1476/2024 Case titled as Deepak Arora VS Sunrays Heights Private Limited |    |
| Complainant            | Deepak Arora                                                                |    |
| Represented through    | Shri Vijay Pratap Singh Advocate                                            |    |
| Respondent             | Sunrays Heights Private Limited                                             |    |
| Respondent Represented | Ms. Kanika proxy counsel                                                    |    |
| Last date of hearing   | 11.12.2024                                                                  |    |
| Proceeding Recorded by | Naresh Kumari and HR Mehta                                                  |    |

### Proceedings

Order pronounced.

The respondent is directed to pay delay possession charges to the complainant against the paid-up amount at the prescribed rate of interest i.e., 11.10% p.a. for every month of delay from the due date of possession 16.03.2021 till valid offer of possession plus two months, after obtaining occupation certificate from the competent Authority or actual handing over of possession, whichever is earlier as per proviso to Section 18(1) of the Act read with Rule 15 of the Rules, ibid. Other reliefs shall form part of the main order.

Further, the complainant had filed an application for amendment of title on 23.04.2024 wherein the name of the complainant was mistakenly mentioned as Deepak Arora but the correct name was Deepak Sharma. The same being a clerical error is allowed and the title is amended accordingly.

It is also pointed out that the amount paid by the complainant has been erroneously recorded as Rs.22,45,862/- in the proceedings dated 11.12.2024 which is actually Rs.13,50,064/- as has also been recorded in the table above the proceedings and the total sale consideration is Rs.14,82,480/- in place of Rs.24,66,870/- which was wrongly recorded in the proceedings. The same also stands rectified accordingly.



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Matter stands disposed off. Detailed order will follow.

Ashok Sangwan  
Member  
22.01.2025