



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		30
Day and Date	Monday and 14.07.2025	
Complaint No.	CR/2178/2024 Case titled as Mohit Mathur VS Sunrays Heights Private Limited	
Complainant	Mohit Mathur	
Represented through	Shri Vijay Pratap Singh Advocate	
Respondent	Sunrays Heights Private Limited	
Respondent Represented through	Shri Tushar Behmani Advocate	
Last date of hearing	10.07.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings		
The present complaint was filed on 20.05.2024 and amended CRA was filed on 02.01.2025. The reply on behalf of respondent along with application for condonation of delay and waiver of cost was filed on 24.04.2025.		
Succinct facts of the case are as under:		
S. No.	Particulars	Details
1.	Name of the project	"Sixty-Three Golf Drive", Sector 63A Gurugram
2.	Nature of the project	Affordable group housing
3.	RERA registered or not registered	249 of 2017 dated 26.09.2017 valid up to 25.09.2022
4.	DTCP license	82 of 2014 dated 08.08.2014 valid up to 31.12.2023
5.	Unit no.	D-72, in tower-D (Page no. 30 of complaint)
6.	Unit admeasuring	604.83 sq. ft. (carpet area) 95.10 sq. ft. (balcony area) (Page no. 30 of complaint)



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CR/24781/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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7.	Allotment Letter	11.01.2016 (Page no. 18 of complaint)
8.	Date of execution of Buyers agreement	03.02.2016 (As alleged by the complainant at page 13 of the complaint) 21.08.2018 (As alleged by the respondent in its at page 13 of the complaint)
9.	Possession clause	4.1 <i>The Developer shall endeavor to handover possession of the said flat within a period of four years i.e. 48 months from the date of commencement of project, subject to force majeure & timely payments by the allottee towards the sale consideration, in accordance with the terms as stipulated in the present agreement.</i> (page 24 of complaint) *Note-: As per affordable housing policy 2013 1(iv) 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 the purpose of this policy. The licence shall not be renewed beyond the said 4 years from the date of commencement of project.
10.	Date of building plan	10.03.2015 (Page no. 43 of reply)
11.	Date of environment clearance	16.09.2016 (Page no. 49 of reply)
12.	Due date of possession	16.03.2021 (16.09.2020 plus six months in lieu of covid-19) (calculated from the date of environment



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		clearance)
13.	Total consideration sale	Rs.24,67,870/- (As alleged by the complainant at page 14 of the complaint)
14.	Amount paid by the complainant	Rs.21,25,981/- (As alleged by the complainant at page 14 of complaint)
15.	Final reminder	14.05.2024 (Page no. 84 of reply)
16.	Occupation certificate	31.12.2024 (Page no. 89 of reply)
17.	Offer of possession	Not on record

The counsel for the complainant states that the complainant has paid 85% payment and is seeking delayed possession charges and raise the demands as per Affordable Housing Policy and get the occupation certificate to hand over the possession.

The counsel for the respondent states that the respondent has obtained the occupation certificate on 31.12.2024 and the possession is being offered to the complainant. The complainant herein has also filed a complaint before NCLT seeking refund of the deposited amount.

Arguments heard.

The counsel for the complainant to file written submissions within 15 days with an advance copy to the respondent.

Order reserved.

Matter to come up on 21.08.2025 for pronouncement of order.

V.I. 3
Vijay Kumar Goyal
Member
14.07.2025