



**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>14</b>
Day and Date	Tuesday and 02.07.2024	
Complaint No.	MA NO. 330/2024 in CR/2577/2023 Case titled as Dal Chand Saini Vs Surays Heights Private Limited.	
Complainant	Dal Chand Saini	
Represented through	Shri Rajender Kumar Advocate	
Respondent	Sunrays Heights Private Limited	
Respondent Represented through	S/Shri Harshit Batra Advocate (POA filed today) with Shri Vijay Verma CFO	
Last date of hearing	Early hearing application	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<b>Proceedings</b>		
<p>The present complaint has been received on 12.06.2023. On 21.02.2024, the defence of the respondent was struck off and matter to be proceeded ex-parte on the basis of facts available on record.</p> <p>Now, On 06.05.2024, complainant filed an <b>application for interim stay/granting status quo on the allotted unit of the complainants</b> under section 37 of the Real Estate Regulation and development Act, 2016 and Haryana Real Estate Regulation and development Rules, 2017 against the respondent.</p> <p>The counsel for the respondent requests for allowing to file the written submissions which shall be filed within 3 days along with payment of cost of Rs. 15,000/- already imposed by the Authority.</p> <p>The counsel for the complainant states that despite having paid 90% of the consideration money, the unit has been cancelled vide cancellation letter dated 22.04.2024, despite the fact that there is delay of more than 4 years from the</p>		



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MA No. 330/2024 in CR/2517/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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due date of handing over of possession and the allottee being a senior citizen have been waiting for possession for the last more than 8 years. The counsel for the complainant may also file written submission within 2 weeks with an advance copy to the respondent. In the meanwhile, the Authority, exercising powers under section 36 of the Act, restrain the respondent from cancelling the subject unit and is further directed not to create third party rights till the next date of hearing.

Matter to come up on 06.08.2024 for orders.

  
**Ashok Sangwan**  
Member

  
**Vijay Kumar Goyal**  
Member

  
**Arun Kumar**  
Chairman  
02.07.2024