

PROCEEDINGS OF THE DAY		51
Day and Date	Thursday and 02.01.2025	
Complaint No.	MA NO. 1036/2024 in CR/3121/2024 Case titled as Sankhesara Harshad Kumar and others VS Sunrays Heights Private Limited	
Complainant	Sankhesara Harshad Kumar and others	
Represented through	Shri Vijay Pratap Singh Advocate	
Respondent	Sunrays Heights Private Limited	
Respondent Represented through	Shri Gagan Sharma Advocate (PoA filed during proceedings today)	
Last date of hearing	Application under section 36 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 08.07.2024 and application u/s 36 by complainant was filed on 13.12.2024 the reply on behalf of respondent has not been filed yet.

The complainant filed an application u/s 36 seeking interim directions to the respondent for not creating third party rights against the subject unit.

It is pertinent to note that the Authority, vide proceedings dated **23.04.2024** in **CR/1244/2022**, had already directed the respondent/promoter not to cancel the allotted unit of the complainant, wherein 85% of the payment against the unit has already been deposited. The relevant portion of the said proceedings is reproduced below:

The authority hereby directs that no demands shall be raised by the respondent which are not part of the Affordable Housing Policy and no third-party rights shall be created till next date of hearing. Further the promoter is directed not to cancel any unit of the allottees of the project where more than 85% of the amount has been deposited and without following the due process prescribed in the Affordable Housing Policy.



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MA No 1036/2024 in CR/3121/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

In light of the above directions, the respondent is hereby directed not to cancel the allotted unit if more than 85% of the payment has been made by the allottee, without adhering to the due process prescribed under the Affordable Housing Policy.

The respondent to file reply to the aforesaid application within 15 days with an advance copy to the complainant.

Matter to come up on **13.03.2025** for further proceedings.

V.I - S
Vijay Kumar Goyal
Member
02.01.2025