

PROCEEDINGS OF THE DAY
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Day and Date	Tuesday and 29.07.2025
Complaint No.	CR/3121/2024 Case titled as Sankhesara Harshad Kumar VS Sunrays Heights Private Limited
Complainant	Sankhesara Harshad Kumar
Represented through	Shri Vijay Pratap Singh Advocate
Respondent	Sunrays Heights Private Limited
Respondent Represented	Shri Gagan Sharma Advocate
Last date of hearing	01.07.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 08.07.2024 and reply on behalf of the respondent has not been filed till today.

Succinct facts of the complaint: -

Sr. 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.	G-26
6.	Unit admeasuring	613.31 sq. ft. (carpet area) 95.10 sq. ft. (balcony area)
7.	Allotment letter	11.01.2016
8.	Date of execution of Buyers agreement	04.02.2016



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New PWD Rest House, Civil Lines, Gurugram, Haryana

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

9.	Possession clause	4. Possession The developer shall endeavour 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 payment by the allottee towards the sale consideration, in accordance with the terms as stipulated in the present agreement. 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 license shall not be renewed beyond the said 4 years from the date of commencement of project."
10.	Date of building plan	10.03.2015 (taken from another file of the same project)
11.	Date of environment clearance	16.09.2016 (taken from another file of the same project)
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 clearance)
13.	Total sale consideration	Rs.25,00,790/-
14.	Amount paid by the complainant	Rs.22,75,731/-
15.	Occupation certificate	31.12.2024
16.	Offer of possession	Not offered



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Arguments heard.

The respondent is directed to pay delayed possession charges to the complainant at the prescribed rate of interest i.e. 11.10% p.a. from the due date of possession i.e. 16.03.2021 till valid offer of possession after obtaining occupation certificate, whichever is earlier. The respondent is also directed to handover the physical possession of the unit to the complainant.

Detailed order will follow. Matter stands disposed off.

Ashok Sangwan
Member

Arun Kumar
Chairman
29.07.2025