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HARYANA REAL ESTATE REGULATORY AUTHORITY
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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

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Day and Date	Tuesday and 06.05.2025
Complaint No.	CR/3685/2024 Case titled as Deepak Chhapparwal VS Sunrays Heights Private Limited
Complainant	Deepak Chhapparwal
Represented through	Shri Vijay Pratap Singh Advocate
Respondent	Sunrays Heights Private Limited
Respondent Represented through	Shri Harsh Jain Advocate
Last date of hearing	08.04.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The counsel for the complainant states that the complainant has paid more than 85% cost of the consideration for the unit and the possession is yet to be handed over and requests for grant of delayed possession charges.

The counsel for the respondent states that occupation certificate for the unit has been received on 31.12.2024 and offer of possession is being sent to the allottees of the project. Further, he states that the complainant has approached the NCLT Delhi Bench for relief of refund and the matter is under adjudication in case No.IB-48 of 2025. The relief in NCLT is contradictory to the relief being sought in the Authority.

Arguments heard.

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 till actual handing over of possession or valid offer of possession plus two months, after obtaining occupation certificate from the competent Authority,



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CR/3685/2024

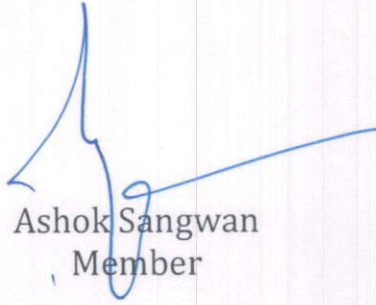
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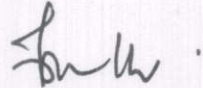
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whichever is earlier as per proviso to Section 18(1) of the Act read with Rule 15 of the Rules, ibid. Other reliefs shall form part of the main order.

The respondent is further directed to issue revised statement of account to the complainant after adjusting delayed possession charges and offer the possession of the unit. The complainant shall pay the outstanding amount, if any remains after adjustment of delayed possession charges. The rate of interest shall be at equitable rate.

Detailed order will follow. Matter stands disposed off.


Ashok Sangwan
Member


Arun Kumar
Chairman
06.05.2025


Vijay Kumar Goyal
Member