

PROCEEDINGS OF THE DAY
31

Day and Date	Friday and 08.08.2025
Complaint No.	CR/6245/2024 Case titled as Dharm Vir Singh Jadon VS Sunrays Heights Private Limited
Complainant	Dharm Vir Singh Jadon
Represented through	Shri Vijay Partap Singh Advocate
Respondent	Sunrays Heights Private Limited
Respondent Represented	Shri Tushar Behmani Advocate
Last date of hearing	04.07.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The present complaint was filed on 24.12.2024. The reply on behalf of the respondent was filed on 27.06.2025.

The complainant is seeking delayed possession charges at the prescribed rate of interest from the due date of possession till actual handing over of the possession of the unit. The respondent is cancelling the unit and directions be given to the respondent not to create third party rights against the unit of the complainant.

The counsel for the respondent states that the respondent has obtained the occupation certificate on 31.12.2024.

Arguments heard.

The respondent/promoter is directed to pay interest to the complainant against the paid-up amount at the prescribed rate i.e., 11.10% p.a. for every month of delay from the due date of possession i.e. 16.03.2021 till valid offer of possession plus two months after obtaining occupation certificate from the competent authority or actual handing over of possession, whichever is earlier, as per section 18(1) of the Act of 2016 read with rule 15 of the rules. The complainant is directed to pay outstanding dues, if any remains as per the



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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

agreement, after adjustment of delay possession charges and thereafter the respondents shall handover the possession of the allotted unit within next 30 days.

Meanwhile, the respondent shall not create third party rights against the unit of the complainant.

Detailed order will follow. Matter stands disposed.

Arun Kumar
Chairman
08.08.2025