

PROCEEDINGS OF THE DAY		37
Day and Date	Tuesday and 16.09.2025	
Complaint No.	CR/6384/2024 Case titled as Sudesh VS Sunrays Heights Private Limited	
Complainant	Sudesh	
Represented through	Shri Vijay Pratap Singh Advocate	
Respondent	Sunrays Heights Private Limited	
Respondent Represented	Shri Naveen Kumar proxy counsel	
Last date of hearing	18.08.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was filed on 30.12.2024 and reply on behalf of respondent received on 18.08.2025.

Succinct facts of the case are as under:-

S. N.	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-77 (page 17 of complaint)
6.	Unit admeasuring	613.31 sq. ft. (carpet area) 95.10 sq. ft. (balcony area) (page 17 of complaint)
7.	Allotment letter	03.07.2017 (page 17 of complaint)
8.	Date of execution of Buyers agreement	2016 (page 20 of complaint)



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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

9.	Possession clause	4-Possession: The developer shall endeavor 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. *Note: 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 CR/3329/2023 of similar project)
11.	Date of environment clearance	16.09.2016 (taken from another file CR/3329/2023 of similar 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.26,11,565/- (page 160 of reply)
14.	Amount paid by the complainant	Rs.22,76,731/- (page 161 of reply)
15.	Final reminder	10.12.2024 (page 88-89 of complaint)
16.	Publication	12.02.2024 (page 90 of complaint)
17.	Occupation certificate	31.12.2024
18.	Offer of possession	Not offered

The counsel for the complainant states that the complainant has paid more than 90% amount against total sale consideration and the complainant is



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ready to take the possession and to make the payment of balance amount, if any, remains after adjustment of DPC on account of delayed completion of the unit. Further requests that the respondent shall not charged any amount which is beyond the Affordable Housing Policy.

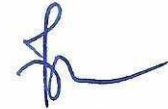
The counsel for the respondent states that OC of the unit has been received on 31.12.2024 and offer of possession is being made by clearing the outstanding dues which have accrued along with interest.

Arguments heard.

The respondent is directed to pay interest at the prescribed rate of interest i.e., 10.85% p.a. for every month of delay from the due date of possession i.e. 16.03.2021 till valid offer of possession after obtaining occupation certificate plus two months or actual handing over of possession, whichever is earlier as per proviso to section 18 (1) of the Act read with rule 15 of the rules.

Matter stands disposed off. Detailed order will follow.

V. I. 
Vijay Kumar Goyal
Member


Arun Kumar
Chairman
16.09.2025