PROCEEDINGS OF THE DAY	1
Day and Date	Monday and 17.08.2026
Complaint No.	E/3224/2025 Case titled as Abhishek Pratap Singh VS Sunrays Heights Private Limited
Complainant	Abhishek Pratap Singh
Represented through	Mr. Vijay Pratap Singh, Advocate
Respondent	Sunrays Heights Private Limited
Respondent Represented through	Ms. Riya, Proxy Advocate
Proceeding Recorded by	Ashok Kumar and Manju Bala

Proceedings

The counsel for DH states that it is High Court Matter and is to be decided within a period of six months as per the directions of Hon'ble Supreme Court in Rahul S. Shah vs Jitendra Kumar Gandhi and others 2021 INSC 270.

The counsel for DH states that the unit originally allotted to the DH was cancelled by the JD, which cancellation was subsequently set aside by the Authority in the main complaint. Despite the aforesaid order, the JD has failed to comply with the directions passed by the Authority. It is submitted that, till date, neither has the originally allotted unit been restored in favour of the DH nor has possession thereof been handed over to the DH. It is further submitted that the JD has failed to pay the delayed possession charges payable to the DH and has also failed to execute the Conveyance Deed (CD) in favour of the DH. Accordingly, learned Counsel for the DH seeks appropriate directions against the JD for compliance with the aforesaid obligations.

The calculation prepared by the Chartered Accountant of the Authority has been received. Copies thereof have been furnished to the counsel for both the parties.

The counsel for DH has filed reply to the objection filed by JD today and copy thereof has been given to proxy counsel for JD. The counsel for DH requests to issue recovery certificate of the decretal amount. However, the proxy counsel

for JD states that main counsel is not available today and seeks an adjournment to argue the matter on objections.

Heard.

In view of the submission made on behalf of the JD proxy counsel that the main counsel is not available today, the matter is adjourned. The objections filed by the JD shall be considered and decided after affording an opportunity of hearing to the learned Counsel for both the parties. The issue regarding issuance of the Recovery Certificate (RC) for the decretal amount shall be taken up on the next date after hearing and deciding the aforesaid objections.

The JD is further directed to file, on or before the next date of hearing, a status report with regard to the originally allotted unit of the DH, including its present status, and specifically indicating the steps taken for restoration of the said unit and handing over of possession thereof to the DH.

List the matter on the next date of hearing for arguments on the objections and further proceedings regarding issuance of the Recovery Certificate.

Matter to come up on **02.09.2026** for arguments on objection.

P.S. Saini
Member
17.08.2026