

**PROCEEDINGS OF THE DAY**
**13**

Day and Date	Friday and 11.04.2025
Complaint No.	MA NO. 195/2025 in CR/4783/2023 Case titled as Bhupender Kumar Gupta and Sonam Agarwal VS Pareena Infrastructure Private Limited
Complainant	Bhupender Kumar Gupta and Sonam Agarwal
Represented through	Shri Gaurav Madan Advocate
Respondent	Pareena Infrastructure Private Limited
Respondent Represented	Shri Saurabh proxy counsel
Last date of hearing	Application u/s 39 of the Act
Proceeding Recorded by	Naresh Kumari and HR Mehta

**Proceedings-cum-order**

The present complaint was disposed of vide order dated 08.11.2024 allowing the delay possession charges at the prescribed rate of 11.10% p.a. for every month of delay from due date of possession till valid offer of possession plus two months after obtaining occupation certificate from competent authority or actual handing over of possession, whichever is earlier.

On 10.03.2025, the complainant has filed an application for rectification of order dated 08.11.2024 and requested following rectifications:

Sr. no.	Matter sought to be rectified	Details as per order dated 08.11.2024	Changes proposed
1.	Details at page 3 para 3 of order dated 08.11.2024	D-0204, BBA: 15.10.2012 Possession: Not offered SC: ₹ 62,87,060/- AP: ₹32,69,413/-	308, 3 <sup>rd</sup> Floor, Tower 6 BBA: 12.01.2016 Date of start of construction: 26.04.2016 SC: ₹ 62,87,060/- AP: ₹32,69,413/-
2.	Details at page 4 para 7 of order dated 08.11.2024	604, 6 <sup>th</sup> floor, tower 6 TSC: ₹60,70,810/- AP: ₹ 32,68,014/-	308, 3 <sup>rd</sup> Floor, Tower 6 TSC: ₹62,87,060/- AP: ₹ 32,69,413/-
3.	Facts at page 6 para 9 of order dated 08.11.2024	That on 07.05.2014, the executive of the respondent company approached the complainants to book a flat in	That on 13.01.2014, the executive of the respondent company approached the





**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MA NO 195/2025 IN CR 183/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

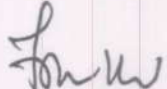
	their upcoming project called "MI Casa 68". The complainants applied for the allotment and paid the booking amount of Rs. 5,00,000/- to the respondent through Cheque and further made two other payment on 07.07.2014 of Rs. 5,70,000/- and RS. 1,00,123/-.	complainants to book a flat in their upcoming project called "MI Casa 68". The complainant applied for the allotment and paid the booking amount of Rs. 1,00,000/- to the respondent through Cheque and further made two other payment on 07.07.2014 of Rs. 1,50,000/- and RS. 2,50,000/-.
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The authority on perusal of documents on record observes that the order dated 08.11.2024 was a combined order of complaint no. 4781 of 2023 and 4783 of 2023.

The authority observes that error abovementioned **at point no. 1** i.e., Details at page 3 para 3 of order dated 08.11.2024 was inadvertent while preparing the detailed order dated 08.11.2024 and the aforesaid errors being typographical apparent from the record and clerical in nature, the rectification in detailed order dated 08.11.2024 is allowed under section 39 read with section 38(2) of the Act.

Further, the details mentioned **at points 2 and 3** are not errors/mistakes, but rather, this order pertains to a combined order related to the lead case 4781/2023. The authority at page 3 in para 6 has cleared that as the facts of both the cases are similar therefore, CR No. 4781/2023 is taken as lead case. Further, the Authority at para 54 of the order dated 08.11.2024 has also stated that "*This decision shall mutatis mutandis apply to cases mentioned in para 3 of this order*". Hence, the rectification of the point no. 2 and 3 cannot be allowed.

Application is partially allowed and stands disposed off accordingly. File be consigned to registry.

  
Arun Kumar  
Chairman  
11.04.2025