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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

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		9 - 59
Day and Date	Tuesday and 01.04.2025	
Complaint No.	MA NO. 122/2025 in CR/4147/2021 Case titled as Vineet Choubey VS Pareena Infrastructure Private Limited CR/4328/2021 Case titled as Shakuntla Devi VS Pareena Infrastructure Private Limited CR/4068/2021 Case titled as Pradeep Kumar VS Pareena Infrastructure Private Limited CR/4205/2021 Case titled as Chetan Nandwani VS Pareena Infrastructure Private Limited CR/3453/2021 Case titled as Kuldeep VS Pareena Infrastructure Private Limited CR/3456/2021 Case titled as Yatin Sharma VS Pareena Infrastructure Private Limited CR/3439/2021 Case titled as Amit Kumar and Sonu Kumari VS Pareena Infrastructure Private Limited CR/3451/2021 Case titled as Arun R VS Pareena Infrastructure Private Limited CR/3435/2021 Case titled as Ashish Kakkar VS Pareena Infrastructure Private Limited CR/3463/2021 Case titled as Nandan Singh Nehal VS Pareena Infrastructure Private Limited CR/3437/2021 Case titled as Geeta Kaur VS Pareena Infrastructure Private Limited	



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MANO 122/2025 In CA/4147/2021

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	<p>CR/3449/2021 Case titled as Deepankar Gupta VS Pareena Infrastructure Private Limited</p> <p>CR/3448/2021 Case titled as Anoop Kumar Verma VS Pareena Infrastructure Private Limited</p> <p>CR/3465/2021 Case titled as Yatin Agarwal VS Pareena Infrastructure Private Limited</p> <p>CR/3461/2021 Case titled as Aavneesh Upadhyay VS Pareena Infrastructure Private Limited</p> <p>CR/3431/2021 Case titled as Ravishankar VS Pareena Infrastructure Private Limited</p> <p>CR/3432/2021 Case titled as Reshma Sukumaran VS Pareena Infrastructure Private Limited</p> <p>CR/3434/2021 Case titled as Himanshu Arora VS Pareena Infrastructure Private Limited</p> <p>CR/3442/2021 Case titled as Ravinder Kumar VS Pareena Infrastructure Private Limited</p> <p>CR/3444/2021 Case titled as Rahul Yadav VS Pareena Infrastructure Private Limited</p> <p>CR/3441/2021 Case titled as Satish VS Pareena Infrastructure Private Limited</p> <p>CR/3445/2021 Case titled as Saurabh Kumar VS Pareena Infrastructure Private Limited</p> <p>CR/3446/2021 Case titled as Nand Singh VS Pareena Infrastructure Private Limited</p>
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MANO 122/2025 in CR/4147/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

	CR/3438/2021 Case titled as Vishwas Kumar VS Pareena Infrastructure Private Limited
	CR/3469/2021 Case titled as Abhinav Aman VS Pareena Infrastructure Private Limited
	CR/3454/2021 Case titled as Monika VS Pareena Infrastructure Private Limited
	CR/3440/2021 Case titled as Arvinder Singh VS Pareena Infrastructure Private Limited
	CR/3433/2021 Case titled as Rakesh Sharma VS Pareena Infrastructure Private Limited
	CR/3507/2021 Case titled as Deepak Kumar VS Pareena Infrastructure Private Limited
	CR/3452/2021 Case titled as Satish Yadav VS Pareena Infrastructure Private Limited
	CR/3458/2021 Case titled as Manpreet Singh VS Pareena Infrastructure Private Limited
	CR/3430/2021 Case titled as Vikas Ranjan VS Pareena Infrastructure Private Limited
	CR/3487/2021 Case titled as Gautam Kumar VS Pareena Infrastructure Private Limited
	CR/3509/2021 Case titled as Sunil Kumar VS Pareena Infrastructure Private Limited
	CR/3488/2021 Case titled as Ankush Gupta VS Pareena Infrastructure Private Limited



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MANU 22/2021 in CR/144/22

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

	CR/3599/2021 Case titled as Janardhan Balodi VS Pareena Infrastructure Private Limited
	CR/3436/2021 Case titled as Naveen Kumar VS Pareena Infrastructure Private Limited
	CR/3508/2021 Case titled as Anthony Joshep VS Pareena Infrastructure Private Limited
	CR/3459/2021 Case titled as Manish Kumar VS Pareena Infrastructure Private Limited
	CR/3800/2021 Case titled as Jaya Prakash VS Pareena Infrastructure Private Limited
	CR/3620/2021 Case titled as Ritika Kapoor and Dinesh Kapoor VS Pareena Infrastructure Private Limited
	CR/3619/2021 Case titled as Mahesh Kumar VS Pareena Infrastructure Private Limited
	CR/3837/2021 Case titled as Vinay Kumar Jaiswal VS Pareena Infrastructure Private Limited
	CR/3875/2021 Case titled as Amit Kumar Malik VS Pareena Infrastructure Private Limited
	CR/3948/2021 Case titled as Devender Chandra and Swati Chandra VS Pareena Infrastructure Private Limited
	CR/279/2022 Case titled as Dewan Chand Narang and Veena Narang VS Pareena Infrastructure Private Limited
	CR/2066/2022 Case titled as SQUN LDR Piyush Agarwal VS Pareena Infrastructure Private Limited



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MANE 22/2023 IN CR/114/2021

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

	CR/4884/2022 Case titled as Swati Sharma and Ankush Sharma VS Pareena Infrastructure Private Limited CR/504/2022 Case titled as Anamika Anupam VS Pareena Infrastructure Private Limited CR/1986/2022 Case titled as Mahesh Kumar VS Pareena Infrastructure Private Limited
Represented through	Complainants - namely, Vineet Choubey, Chetan Nandwani, Kuldeep Pradeep Kumar, Arun R, Nandan Singh Nehal, Anoop Kumar Verma, Yatin Agarwal, Deepankar Gupta, Aavneesh Upadhyay, Ravi Shankar, Reshma Sukumaran, Himanshu Arora, Arvinder Singh, Satish, Monika, Sunil Kumar, Ashish Kakkar, Anthony Joshep, Swati Sharma and Ankush Sharma in person
Respondent Represented	Shri Prashant Sheoran, Advocate
Last date of hearing	Application u/s 39 of the Act
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The present complaints were disposed of by the authority vide order dated 09.12.2022 (uploaded on 12.01.2023) with the following directions:

- "The respondent is directed to pay interest at the prescribed rates prevalent on 03.03.2022 at the rate of 9.30% p.a. for every month of delay from the due date of possession i.e., 15.09.2020 till the date of offer of possession i.e., 16.07.2021 + 2 months i.e., 16.09.2021 or actual taking over of possession whichever is earlier, to the complainant(s) as per section 19 (10) of the Act.*
- The arrears of such interest accrued from 15.10.2020 till 16.09.2021 or actual taking over of possession whichever is earlier, shall be paid*



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MANO 122/2025 In CA 4147/2021

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by the promoter to the allottee(s) within a period of 90 days from date of this order.

iii. The complainant(s) are directed to pay outstanding dues, if any, after adjustment of interest for the delayed period and other charges."

The respondent has filed an application on 10.02.2025 for rectification/clarification of the order dated 09.12.2022 under Section 39 of the Act, 2016 or in alternative transfer of execution petition to the Hon'ble Authority itself under Section 38(2) & 39 of the Act, 2016.

The respondent/applicant states that during the execution of the said order the Hon'ble Adjudicating officer issued directions to execute conveyance deed without issuing the directions to the complainants for paying the balance sale consideration. The directions issued by the Adjudicating officer are as under:

"Even if complainant/DH was asked to pay outstanding dues, authority has not specified amount of outstanding dues. Even if there are outstanding dues, promoter/D has right to recover that amount as per law but same cannot deny to execute conveyance deed. As requested by learned counsel for DH, issue show cause notice to directors of JD as why same be not committed to civil prison for not executing conveyance deed, as per order under execution. Reply, if any be filed till next date"

The counsel for the respondent states that the respondent has already filed an appeal challenging the order dated 09.12.2022 before the Hon'ble Appellate Authority and even deposited the delayed possession charges with the Appellate Tribunal.

The Authority observes that as per provisions of section 39 of the Act, 2016 it has been provided as under:

"Section 39: Rectification of orders.

39. The Authority may, at any time within a period of two years from the date of the order made under this Act, with a view to rectifying any mistake apparent from the record, amend any order passed by it, and shall make such amendment, if the mistake is brought to its notice by the parties:

Provided that no such amendment shall be made in respect of any order against which an appeal has been preferred under this Act:

Provided further that the Authority shall not, while rectifying any mistake apparent from record, amend substantive part of its order passed under the provisions of this Act."



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MANO 122/2025 in CA/117/21

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In view of the above, since an appeal has been filed in the matter, the application filed by the respondent for rectification/ clarification of the order dated 09.12.2022 is not maintainable in terms of the proviso to Section 39 of the Act, 2016.

However, it may not be out of place to mention that to fairly adjudicate the execution of the order, the dues payable by the allottee in terms of the BBA read with the detailed order dated 09.12.2022 should be taken into account as already directed at para 63(iii). Ordered accordingly. File be consigned to the registry.


Ashok Sangwan
Member


Arun Kumar
Chairman
01.04.2025


Vijay Kumar Goyal
Member