



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

(Reopened for deciding application u/s 39 of RERA Act, 2016)

COMPLAINT NO. 3325 OF 2022

Anita Devi & Yogesh Kumar

....COMPLAINANTS

VERSUS

Raheja Developers Ltd.

.....RESPONDENT

CORAM:

Parneet S Sachdev

Chairman

Nadim Akhtar

Member

Dr. Geeta Rathee Singh

Member

Chander Shekhar

Member

Date of Hearing: 20.03.2025

Hearing: 1st (Reopen)

Present: - Ms. Yamini, proxy counsel for Adv. Surbhi Garg for the complainants through VC.

Ms. Arpita, counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. An application dated 11.02.2025 has been filed by the complainants, Anita Devi and Yogesh Kumar, through their counsel, Advocate Surbhi Garg Bhardwaj, seeking rectification of the order dated 29.07.2024 under section 39 of Real Estate (Regulation and Development) Act, 2016, wherein, the total amount paid by the complainants was recorded as Rs.

15,23,924/-, whereas, as per the receipts and loan statement submitted on 13.07.2024 pursuant to the direction of the Authority dated 18.03.2024, the correct amount paid by the complainants was Rs. 15,03,308/-.

2. In support of this claim, the complainants have annexed a copy of the application previously filed for the submission of receipts and loan statements, marked as Annexure-2.
3. Today, Adv. Yamini, proxy counsel appearing on behalf of Adv. Surbhi Garg through VC, referred to pages 23 and 29 of the rectification application. She submitted that as per the customer ledger at page 29, the last entry reflects a rebate of Rs. 20,616/-, which should not be included in the total amount paid by the complainants. Accordingly, it was contended that the total paid amount is to be recalculated after deducting the said GST rebate amount.
4. Upon consideration of the submissions made, the rectification application placed on record, and the perusal of the case file, Authority finds that the calculation error, as pointed out by Id. counsel for the complainants, is apparent on record. In view of the same, and in exercise of the powers under Section 39 of the Real Estate (Regulation and Development) Act, 2016, the present application for rectification is allowed.
5. Accordingly, the total paid amount mentioned as Rs. 15,23,924/- at page 21 of the disposed order dated 29.07.2024 stands rectified, and the correct amount is determined to be Rs. 15,03,308/-. Further, the Authority has



recalculated the interest on the total paid amount from the respective dates of payment until the date of the decision at the rate of 11% (9% + 2%), which amounts to Rs. 13,91,147/-, as detailed in the table below.

Sr. No.	Principal Amount	Date of payment	Interest Accrued till 29.07.2024
1.	1,21,440/-	23.12.2014	1,28,350
2.	80,000/-	03.08.2015	79,176
3.	50,000/-	02.09.2015	49,033
4.	3,57,692/-	09.09.2015	3,50,019
5.	3,05,176/-	17.02.2016	2,83,822
6.	2,94,500/-	22.07.2016	2,60,048
7.	2,94,500/-	25.02.2017	2,40,699
	Total = ₹15,03,308/-		Total = ₹13,91,147/-

6. In light of the above, the complaint stands **disposed of** in terms of the above observations. File be consigned to the record room after uploading order on the website of the Authority.

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CHANDER SHEKHAR
[MEMBER]

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DR. GEETA RATHEE SINGH
[MEMBER]

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NADIM AKHTAR
[MEMBER]

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PARNEET S SACHDEV
[CHAIRMAN]