

PROCEEDINGS OF THE DAY		70
Day and Date	Wednesday and 09.07.2025	
Complaint No.	MA in CR/2222/2024 Case titled as Dharam Raj VS CZAR Buildwell Private Limited	
Complainant	Dharam Raj	
Represented through	Complainant in person	
Respondent	CZAR Buildwell Private Limited	
Respondent Represented	None	
Last date of hearing	Application u/s 39 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

An application dated 27.05.2025, has been filed by the complainant for rectification of order dated 07.05.2025 under section 39 of the Act, 2016 passed by the Authority wherein it is stated that there are certain indiscrepancies in the order dated 07.05.2025 i.e., the name of the project is "Mahira Homes 95" and not "Mahira Homes 104", the unit is not located on 16th floor and the appearance name is wrongly mentioned as "Saurabh Aggarwal" instead of "Dharamraj", the same be kindly rectified. Before proceeding with the matter, it would be appropriate to refer to the provisions of Section 39 of the Act, 2016 under which the present application has been preferred.

Section 39: Rectification of orders

*"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:*



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

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CR/2222/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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."

The Authority observes that the present complaint was disposed off vide order dated 07.05.2025 and a detailed order followed thereafter. In the detailed order dated 07.05.2025, certain discrepancies exists which are as follows:
Appearance (Name of Advocate) –Sh. Saurabh Aggarwal instead of Sh. Dharam Raj.

Project name – "Mahira Homes", Sector-104 instead of Mahira Homes 95.
Unit no. – Floor-16.

The above being errors apparent from record can be corrected and rectification is directed to be made to the above extent in the order dated 07.05.2025. This order shall be read as part and parcel of the main order dated 07.05.2025.

Application stands disposed off. File be consigned to registry.

Ashok Sangwan
Member
09.07.2025