



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

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

COMPLAINT NO. 754 OF 2022

Pluto Realty

....COMPLAINANTS

VERSUS

BPTP Ltd.

.....RESPONDENT

CORAM:

Parneet S Sachdev

Nadim Akhtar

Dr. Geeta Rathee Singh

Chairman

Member

Member

Date of Hearing: 17.07.2025

Hearing: 1st (Reopen)

Present: - Mr. Munish Gupta, counsel for the complainant in person
Mr Tejeshwar Singh, counsel for the respondent through VC.

ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. An application dated 07.07.2025 has been filed by the respondent, BPTP Ltd., through their counsel, Advocate Tejeshwar Singh under Section 39 of the Real Estate (Regulation and Development) Act, 2016 seeking rectification of the final order dated 13.05.2025.

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2. It is relevant to mention that, in the said rectification application dated 07.07.2025, Id. counsel for the respondent has submitted that in the disposal order dated 13.05.2025, the amount of the total upfront delay interest has been incorrectly calculated as Rs. 10,90,516/-. He further stated that as per the table, the interest accrued on principal amount of ₹8,10,750.55/- is also shown as ₹8,10,750.55/- i.e both the amounts are identical and the interest accrued on ₹8512.89/- is shown as ₹8512.89/-. The sum of these two interest amounts is ₹8,19,263.44/- (₹8,10,750.55 + ₹8512.89) and not ₹10,90,516/- as mentioned in total column of the interest table of the disposal order. The incorrect interest table mentioned in paragraph 33 of the said order, as pointed out by the respondent, is reproduced below for reference:-

Sr. No.	Principal Amount	Date of payment	Interest Accrued till 14.01.2022 (in ₹)
1.	8,10,750.55/-	24.12.2012	8,10,750.55/-
2.	8,512.89/-	09.05.2017	8,512.89/-
	Total = ₹819263.4400/-		Total = ₹10,90,516

3. Upon consideration of the submissions made by the applicant and examination of the earlier disposed of order dated 13.05.2025, Authority finds that a typographical error had occurred in the order dated

13.05.2025. It is observed that while recording the interest amounts in the delay interest table at page 26, paragraph 33 of the said order, the interest accrued was inadvertently written as being equal to the principal amounts. However, the correct calculations are reflected in the table below at para no. 4 of this order.

4. Accordingly, the interest accrued on the principal amount of ₹8,10,750.55 stands corrected as ₹8,15,857/-, and the interest accrued on the principal amount of ₹8,512.89 stands corrected as ₹4,432/- which makes the total amount of interest as ₹8,20,289 as detailed in the table below.

Sr. No.	Principal Amount	Date of payment	Interest Accrued till 14.01.2022 (in ₹)
1.	8,10,750.55/-	24.12.2012	8,15,857
2.	8,512.89/-	09.05.2017	4,432
	Total = ₹819263.4400/-		Total = ₹8,20,289

Therefore, the calculations in the disposal order dated 13.05.2025 clearly reflect a mistake apparent on record as per Section 39 of RERD Act, 2016 which now stands corrected in the table above.



5. In light of the above, the complaint stands **disposed of as allowed**. File be
consigned to the record room after uploading order on the website of the
Authority.



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DR. GEETA RATHEE SINGH
[MEMBER]



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NADIM AKHTAR
[MEMBER]



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PARNEET S SACHDEV
[CHAIRMAN]