

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी. डब्ल्यू. डी. विश्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY
66

Day and Date	Friday and 11.07.2025
Complaint No.	MA NO. 440/2025 in CR/3936/2024 Case titled as Vandana Gupta VS BPTP Limited & Country Wide Promoters Private Limited
Complainant	Vandana Gupta
Represented through	None
Respondent	BPTP Limited & Country Wide Promoters Private Limited
Respondent Represented	Shri Harshit Batra Advocate
Last date of hearing	Application u/s 39 of the Act
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings-cum-order

The above-mentioned matter was heard and disposed of vide order dated 04.04.2025 wherein the Authority had directed the respondent to pay delayed possession charges against the paid-up amount at the prescribed rate of interest @11.10% p.a. for every month of delay from due date of possession i.e., 01.04.2017 till 24.10.2022 i.e., date of receipt of occupation certificate (24.08.2022) plus 2 months, as per section 18(1) of the Act of 2016 read with rule 15 of the rules. The arrears of such interest accrued from 01.04.2017 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order as per rule 16(2) of the rules.

The respondent has filed an application dated 28.05.2025 for rectification of order dated 04.04.2025 stating that the present complaint was disposed of directing the respondent: "The arrears of such interest accrued from 01.04.2017 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order as per rule 16(2) of the rules."

The respondent is proposing following rectification as under:

S.No.	Matter sought to be rectified	Relevant page of order dated 04.04.2025 showing error	Proposed rectification by the applicant- with relevant page of paper book showing error



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
MANE 440/2025 IN CRJ 3936/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

1.	Accrued interest	The arrears of such interest accrued from 01.04.2017 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order as per rule 16(2) of the rules.	The arrears of such interest accrued from 01.04.2017 till 24.10.2022 shall be paid by the promoter to the allottee within a period of 90 days from the date of this order as per rule 16(2) of the rules.
----	------------------	--	---

The Authority observes that, vide detailed order dated 04.04.2025, the following observation and direction were made under para 30(iii) of the said order:

(iii) "The arrears of such interest accrued from 01.04.2017 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order as per rule 16(2) of the rules."

H. Directions of the authority

30. Hence, the authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the function entrusted to the authority under section 34(f):

i.....

ii.....

iii. The arrears of such interest accrued from 01.04.2017 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order as per rule 16(2) of the rules.

It is observed that vide paragraph 30 of the detailed order dated 04.04.2025, the Authority has allowed delayed possession charges for the period



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANO 14/07/2025 CR/3936/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

commencing from the due date of possession, i.e., 01.04.2017, till 24.10.2022 (i.e., the date of receipt of Occupation Certificate dated 24.08.2022 plus 2 months), in accordance with Section 18(1) of the Act, 2016 read with Rule 15 of the Rules.

(iii) The arrears of such interest accrued from 01.04.2017 till the date of order by the authority shall be paid by the promoter to the allottee(s) within a period of 90 days from date of this order as per rule 16(2) of the rules.

However, it is noted that in paragraph 30(iii) of the said order, the phrase "till the date of this order" was inadvertently mentioned.

The aforesaid errors were inadvertently omitted while preparing the detailed order dated 04.04.2025 and the aforesaid errors being typographical apparent from the record and clerical in nature, the rectification in detailed order dated 04.04.2025 is allowed under section 39 read with section 38(2) of the Act.

H. Directions of the authority

30. Hence, the authority hereby passes this order and issues the following directions under section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the function entrusted to the authority under section 34(f):

iii. The arrears of such interest accrued from 01.04.2017 till 24.10.2022 shall be paid by the promoter to the allottee within a period of 90 days from the date of this order as per rule 16(2) of the rules.

Rectification application stands disposed of. File be consigned to registry

Arun Kumar
Chairman
11.07.2025