



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

1. COMPLAINT NO. 1959 OF 2023

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

Rajeev Magu & Sunita Magu

....COMPLAINANT(S)

VERSUS

BPTP Ltd & Anr.

....RESPONDENT(S)

CORAM: Parneet Singh Sachdev
Nadim Akhtar
Dr. Geeta Rathee Singh
Chander Shekhar

Chairman
Member
Member
Member

Date of Hearing: 16.10.2025

Hearing: 1st (re-open)

Present: - Mr. Arjun Kundra, Counsel for the Complainant through VC.
Mr. Tejeshwar Singh, Counsel for the respondent through VC.

ORDER (PARNEET S. SACHDEV-CHAIRMAN)

1. As per office record, an application dated 01.10.2025 has been submitted by the respondent, BPTP Ltd. through their counsel, seeking rectification of the disposal order dated 20.05.2025.
2. It is relevant to mention that, in the said rectification application dated 01.10.2025, ld. counsel for the respondent has submitted that vide said disposal

order dated 20.05.2025 complainant was awarded, delay interest from due date of possession till the valid offer of possession, i.e. 17.03.2014 to 05.12.2023. However, in the calculation table, it has been erroneously stated '*Interest accrued till date of order i.e. 20.05.2025*' and further interest has been calculated till 20.05.2025, instead of correct date 05.12.2023.

3. Further, it is submitted that specifically, in paragraph 31 on page no. 25 of the order, Id. Authority has correctly mentioned the delay interest will be provided for the period ranging from due date of offer of possession 17.03.2014 to valid offer of possession 05.12.2023. However, in the calculations table at page no. 26, the calculations have been made till 20.05.2025.

4. Therefore, it is prayed by the Id. counsel for respondent that the said error may kindly be rectified in the interest of justice by mentioning correct date of valid offer of possession and interest calculations in consonance with it.

5. On perusal of complaint file, Authority observed that the calculation of interest is correct, however, date of valid offer of possession has been inadvertently mentioned as '20.05.2025' at page no. 26 of the disposal order dated 20.05.2025 instead of correct date '05.12.2023.

6. The clerical error, can be rectified by virtue of Section 39 of RERA Act, 2016. Accordingly, the present application for correction of the deemed date of possession stands allowed. Authority deems it appropriate to modify the '*Interest accrued till date of order i.e. 20.05.2025*' as 'Interest accrued till valid



offer of possession i.e. 05.12.2023' recorded on page no. 26 of the order. Further, it is directed that the said rectification shall be read as an integral part of the final order in the captioned complaint.

7. Accordingly, 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]