

PROCEEDINGS OF THE DAY		85
Day and Date	Wednesday and 12.11.2025	
Complaint No.	MA NO. 757/2025 in CR/1034/2024 Case titled as Umesh Lata VS SS Group Private Limited	
Complainant	Umesh Lata	
Represented through	Sh. Jagdish Prasad Yadav, Advocate	
Respondent	SS Group Private Limited	
Respondent Represented through	Sh. C.S.Sharma, AR	
Last date of hearing	Application under Section 39 of the Act/04.10.2025.	
Proceeding Recorded by	H.R.Mehta and Kiran Chhabra	

Proceedings-cum-Order

1. The above-mentioned matter was heard and disposed of by the Authority vide its order dated 16.04.2025, wherein the Authority has directed the respondent to pay interest to the complainant against the paid-up amount at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession, i.e., 11.03.2019 till the date of offer of possession (29.07.2019) plus two months i.e., upto 29.09.2019 as per Proviso to Section 18(1) of the Act read with Rule 15 of the Rules, *ibid*.
2. The counsel for the complainant has filed an application dated 04.11.2025 u/s 39 of the Act, 2016 for rectification of the said order dated 16.04.2025,



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**HARYANA REAL ESTATE REGULATORY AUTHORITY
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

मा. नं. 757/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

stating that the total amount paid by the complainant has been wrongly recorded as Rs.16,09,200/- instead of Rs.53,93,929/-.

3. 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:

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."

4. The Authority is of the view that it has been inadvertently mentioned in the final order dated 16.04.2025 that the total amount paid by the complainant to the respondent is Rs.53,93,929/- instead of Rs.16,09,200/- as is clearly evident from applicant ledger dated 13.02.2024 at page no. 42-43 of the complaint. Same is a mistake apparent on record and does not constitute amendment of substantive part of this order under Section 39 of the Real Estate (Regulation and Development) Act, 2016.
5. Accordingly, the said application dated 04.11.2025 filed by the respondent for rectification of order dated 22.01.2025 is held to be maintainable being covered under the ambit of Section 39 of the Act, 2016, *ibid*. Accordingly, the total amount paid by the complainant to the respondent shall now be read as Rs.53,93,929/- instead of Rs.16,09,200/- in the order passed by the Authority dated 16.04.2025.



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00814 7571/2025

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6. Application stands allowed. Same shall form part of the main order dated 16.04.2025.

7. Rectification application stands disposed of. File be consigned to registry.

Ashok Sangwan
Member
12.11/2025