

PROCEEDINGS OF THE DAY		73
Day and Date	Wednesday and 12.11.2025	
Complaint No.	MA NO. 742/2025 in CR/3242/2024 Case titled as Arpit S/O Lt. Sanjay VS Czar Buildwell Private Limited	
Complainant	Arpit S/O Lt. Sanjay	
Represented through	Sh. Romit Jangra, Advocate	
Respondent	Czar Buildwell Private Limited	
Respondent Represented through	None	
Last date of hearing	Application under Section 39 of the Act	
Proceeding Recorded by	H.R.Mehta and Kiran Chhabra	
Proceedings-cum-Order 1. An application dated 30.10.2025, has been filed by the complainant seeking rectification of the order dated 15.10.2025 under section 39 of the Act, 2016 passed by the Authority wherein it is stated that in the order dated 15.10.2025, there are some typographical errors with regard to the project's name, location, DTCP License no., Date of grant of Environmental clearance, name of the respondent. 2. 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 <i>"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:</i> <i>Provided that no such amendment shall be made in respect of any order against which an appeal has been preferred under this Act:</i> <i>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."</i>		



3. The Authority observes that the present complaint was disposed of vide order dated 15.10.2025. In the detailed order dated 15.10.2025, certain discrepancies exist which are typographical errors in nature and the same are rectified as follows:

S.no.	Particulars	Inadvertent error	Correct fact
1.	Project name and location	Mahira homes , sector-104, Gurugram, Haryana	Mahira Homes-95, Village Dhorka, Gurugram, Haryana.
2.	DTCP License no.	License no.66 of 2021 Dated -07.09.2021. Valid upto- 06.09.2026	License no. 24 of 2020 Dated- 10.09.2020 Valid upto- 09.09.2025
3.	Para 5 (page no. 5)	Vide proceedings dated 03.09.2024, the respondent was proceeded ex-parte	Vide proceedings dated 03.09.2025, the respondent was proceeded ex-parte

4. The complainant has also sought rectification in respect of Para no. 14 of the order dated 15.10.2025. However, the Authority observes that there is no typographical or clerical error in the said paragraph and requires no rectification.
5. The complainant has also apprised the Authority of the fact that the Flat Buyer's Agreement was executed between the complainant and M/s. Czar Buildwell Private Limited having CIN-U70109HR2017PTC09536 on 01.12.2021, but at the time of filing of the complaint, the said CIN-U70109HR2017PTC09536 has been registered in the name of M/s. Mahira Buildwell Private Limited, as available on the website of the Ministry of Corporate Affairs and same has been mentioned in the title as well as the Memo of Parties and is seeking rectification of the same to avoid any confusion or discrepancy



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

M.B. No. 742/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

at the time of execution. The same is allowed as its forms part of the main complaint. Thus, the name of the respondent may be read as M/s. Mahira Buildwell Private Limited (formerly known as M/s. Czar Buildwell Private Limited).

This order may be read as a part and parcel of the main order dated 15.10.2025.

The application stands disposed of. File be consigned to the registry.

Ashok Sangwan
Member
12.11.2025