

PROCEEDINGS OF THE DAY		79
Day and Date	Friday and 14.11.2025	
Complaint No.	MA NO. 685/2025 in CR/2521/2023 Case titled as Satakshi Gupta and Jyoti Gupta VS Chirag Buildtech Private Limited	
Complainant	Satakshi Gupta and Jyoti Gupta	
Represented through	Ms. Ankur Berry Advocate	
Respondent	Chirag Buildtech Private Limited	
Respondent Represented	Shri Garvit Gupta Advocate	
Last date of hearing	Appl. u/s 39 of the Act/07.11.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

The present application dated 26.09.2025 has been filed by the Respondent, seeking rectification of the order passed in Complaint No. 2521 of 2023, which was disposed of vide order dated 12.07.2024.

The present application under Section 39 of the Real Estate (Regulation and Development) Act, 2016 has been filed by the respondent seeking correction in the order passed by this Authority, on the ground that while pronouncing the order it was erroneously recorded that respondent has offered the possession of the unit on 23.02.2022 i.e. after obtaining OC. Therefore, no doubt that the offer of possession has been sent to complainants but the same is accompanied with unreasonable additional demands. Thus, the offer of possession is not a valid offer of possession.

In view of the above, and as per Section 39 read with Section 38(2) of the Real Estate (Regulation and Development) Act, 2016, which permits rectification of errors only if they are apparent from the record, the application does not meet the statutory requirements for rectification.

In view of the foregoing observations, the contention of the respondent cannot be sustained. The Authority finds no ground for correction of the order under Section 39 of the Act.



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. टी. विद्याम गृह, सिविल लाईन्स, गुरुग्राम, हरियाणा

Accordingly, the application filed by the respondent is **declined**. File be consigned to the registry.

Arun Kumar
Chairman
14.11.2025