

PROCEEDINGS OF THE DAY		89
Day and Date	Tuesday and 30.09.2025	
Complaint No.	MA NO. 531/2025 in CR/851/2019 Case titled as Krishna VS Vatika Limited	
Complainant	Krishna	
Represented through	Shri Gaurav Rawat Advocate	
Respondent	Vatika Limited	
Respondent Represented	Ms. Shalini Advocate (memo of appearance filed during proceedings)	
Last date of hearing	Application u/s 39 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

The present application for rectification, dated 21.07.2025, has been filed by the complainant in complaint no. 851 of 2019, which was previously disposed of vide order dated 28.07.2021.

The authority observes that section 39 deals with the *rectification of orders* which empowers the authority to make rectification within a period of 2 years from the date of order made under this Act. Under the above provision, the authority may rectify any mistake apparent from the record and make such amendment, if the mistake is brought to its notice by the parties. However, the said **rectification cannot be** dealt with since it is filed after lapse of two years. The relevant portion of said section is reproduced below.

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:



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANO 531/2025 IN CA/851/2019

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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."

In view of the foregoing, the rectification application is dismissed. File be consigned to the registry.

Ashok Sangwan
Member
30.09.2025