

PROCEEDINGS OF THE DAY		60
Day and Date	Friday and 10.10.2025	
Complaint No.	MA NO. 584/2025 in CR/7934/2022 Case titled as Satyam Kumar VS Hammid Real Estate Private Limited	
Complainant	Satyam Kumar	
Represented through	Shri Gautam Gupta Advocate	
Respondent	Hammid Real Estate Private Limited	
Respondent Represented	Shri Dhruv Rohatgi Advocate	
Last date of hearing	Application u/s 39 of the Act/3.10.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings cum order		
The present application dated 18.08.2025 has been filed by the Respondent, seeking rectification of the order passed in Complaint No. 7934 of 2022, which was disposed of vide order dated 20.12.2024. 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 in the direction, the due date as 10.05.2017 and it has been missed out that the amount of compensation already paid, is required to be adjusted in the further delay possession charges. The Authority has considered the submissions. It is observed that at the time of order passed by this Authority dated 20.12.2024, it was the clerical or arithmetical mistake and it was inevitably mentioned the due date of possession i.e. 10.05.2017, which was rectified to 10.11.2017 and it has been missed out the amount of compensation already paid by the respondent. This does reflect clerical or arithmetical mistake or error apparent on the face of the record. In view of the above, and as per Section 39 read with Section 38(2) of		



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

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी. डब्ल्यू. हा. विभाग गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

the Real Estate (Regulation and Development) Act, 2016, which permits rectification of errors only if they are apparent from the record, the application does meet the statutory requirements for rectification.

Now, after the rectification it has to be read as:

The respondent is directed to pay the interest at the prescribed rate i.e. 11.10% per annum for every month of delay on the amount paid by the complainant from the due date of possession i.e. 10.11.2017 till 05.01.2020 i.e. expiry of 2 months from the date of offer of possession after adjusting the amount of compensation already paid to the complainant by the respondent as delay compensation in terms of buyer's agreement.

In view of the foregoing observations, the Authority is of the considered view that the Rectification Application dated 18.08.2025 is devoid of merit and is accordingly **allowed**. The order dated 20.12.2024 stands rectified.

File be consigned to the registry.

Arun Kumar
Chairman
10.10.2025