

**PROCEEDINGS OF THE DAY**
**65**

|                                |                                                                                                                       |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| Day and Date                   | Wednesday and 15.10.2025                                                                                              |
| Complaint No.                  | MA NO. 576/2025 in CR/388/2024 Case titled as Manish Chauhan and Ekta Mittal VS Ocean Seven Buildtech Private Limited |
| Complainant                    | Manish Chauhan and Ekta Mittal                                                                                        |
| Represented through            | Sh. B.L. Jangra, Advocate                                                                                             |
| Respondent                     | Ocean Seven Buildtech Private Limited                                                                                 |
| Respondent Represented through | Sh. Kanishq Taneja, proxy counsel                                                                                     |
| Last date of hearing           | Application under Section 39/10.09.2025                                                                               |
| Proceeding Recorded by         | H.R. Mehta and Kiran Chhabra                                                                                          |

**Proceedings-cum-order**

The above-mentioned matter was a part of bunch order which was heard and disposed of vide order dated 11.12.2024 wherein, the Authority had directed the respondent to pay interest to the complainants 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., 30.05.2022 till valid offer of possession plus 2 months after obtaining occupation certificate from the competent authority or actual handing over of possession, whichever is earlier, as per Section 18(1) of the Act of 2016 read with Rule 15 of the Rules.

The counsel for the complainants has filed an application for rectification of order dated 11.12.2024, stating that at page no.2 of the said order, due to typographical error, the name of the complainants has been wrongly mentioned as Mohit Chauhan and Ekta Mittal, instead of the correct name i.e. Manish Chauhan and Ekta Mittal and the same has been rightly mentioned on page no.6 of the same order.

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



HARERA  
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HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANO 576/22517CA/388/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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. 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:

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."

As the rectification filed by the complainants is clerical in nature, the same is being allowed.

This order shall be read as part and parcel of the final order dated 11.12.2024.

Application stands disposed of. File be consigned to registry

Ashok Sangwan  
Member  
15.10.2025