



# **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

## **1. COMPLAINT NO. 868 OF 2023**

**(Reopened for deciding application u/s 39 of RERA Act, 2016)**

Amit Kumar & Amita

....COMPLAINANT(S)

**VERSUS**

1.BPTP Ltd

2. Countrywide Promoters Pvt Ltd

....RESPONDENT(S)

**CORAM:**

**Parneet Singh Sachdev  
Nadim Akhtar  
Dr. Geeta Rathee Singh  
Chander Shekhar**

**Chairman  
Member  
Member  
Member**

**Date of Hearing:** 11.12.2025

**Hearing:** 1<sup>st</sup> (re-open)

**Present:** - None for the Complainant

Mr. Tejeshwar Singh, Counsel for the respondent through VC.

## **ORDER (PARNEET S. SACHDEV-CHAIRMAN)**

1. As per office record, an application dated 12.11.2025 has been submitted by the complainants through their counsel, seeking rectification of the disposal order dated 16.09.2025.
2. It is relevant to mention that, in the said rectification application dated 12.11.2025, ld. counsel for the complainants has submitted that the disposal

order dated 16.09.2025, contains an inadvertent clerical and typographical error in 'direction para 33 (ii)' of the order. In the said para, delay interest amounting to Rs 31,27,231/- has been calculated by the Authority and payment already made by respondent to tune of Rs 22,68,234/- has been duly acknowledged. However, the specific direction to the respondents to pay the remaining amount of delay interest, i.e. Rs 8,58,997/-, being the difference between Rs 3127231-Rs 2268234, has not been expressly mentioned in the operative portion of the disposal order. Further, it is submitted that time period within which the respondents are liable to make payment of balance amount has not been specified in disposal order nor does it provide for any further interest or penal consequence in case of non-payment within a reasonable time period.

3. Therefore, it is prayed by the Id. counsel that the said error may kindly be rectified in the interest of justice by making necessary modifications/substituting the correct directions.
4. No one has put in appearance on behalf of the complainant to present arguments/objections on rectification application.
5. On perusal of complaint file, Authority observed that the calculation of interest is correct, however the exact amount of delay interest payable by respondents to complainants has not been specified in the order along with its time period. For reference, para 33 (ii) is reproduced below:

*"In the captioned complaint, the amount of delay interest admissible to the complainants has been calculated as 31,27,231/- (as mentioned*

*in para 29 of this order). It is pertinent to mention that the respondents have issued two cheques to the tune of 22,68,234/- (each cheque dated 29.08.2024 for an amount 11,34,024/-) to the complainants. Said cheques have already been encashed by the complainants and also admitted before the Authority during the course of proceedings dated 03.12.2024."*

6. The clerical error, can be rectified by virtue of Section 39 of RERA Act, 2016. Accordingly, the present application for correction/modification of the direction para 33 (ii) stands allowed.

7. Further, it is directed that the said rectification shall be read as an integral part of the final order in the captioned complaint. Now, para 33 (ii) stands revised as follows:-

*"In the captioned complaint, the amount of delay interest admissible to the complainants has been calculated as 31,27,231/- (as mentioned in para 29 of this order). It is pertinent to mention that the respondents have issued two cheques to the tune of 22,68,234/- (each cheque dated 29.08.2024 for an amount 11,34,024/-) to the complainants. Said cheques have already been encashed by the complainants and also admitted before the Authority during the course of proceedings dated 03.12.2024. Accordingly, respondents are directed to make payment of balance amount of delay interest of Rs 8,58,997/- to the complainants within 90 days of the uploading of this order."*

8. The complainant has stated that the Authority should also order imposition of penal interest in case of default. This issue falls beyond the scope of Section 39 and is not a 'mistake apparent from record.'

9. Accordingly, the rectification application stands **disposed of** in terms of the above observations. File be consigned to the record room after uploading order on the website of the Authority.

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**CHANDER SHEKHAR**  
[MEMBER]

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**DR. GEETA RATHEE SINGH**  
[MEMBER]

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**NADIM AKHTAR**  
[MEMBER]

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**PARNEET S SACHDEV**  
[CHAIRMAN]