

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्वाम गृह, मिशिल लाईस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

86

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| Day and Date | Tuesday and 06.01.2026 |
| Complaint No. | MA NO. 812/2025 in CR/3949/2023 Case titled as Preety Mathur VS Pyramid Infratech Private Limited |
| Complainant | Preety Mathur |
| Represented through | Shri Ashwani Kumar Advocate |
| Respondent | Pyramid Infratech Private Limited |
| Respondent Represented | None |
| Last date of hearing | Application u/s 39 of the Act |
| Proceeding Recorded by | Naresh Kumari and HR Mehta |

Proceedings-cum-order

1. The aforesaid complaint was disposed of vide order dated 20.05.2025 of the authority wherein the complainant was held entitled for delayed possession charges at the prescribed rate of 11.10% p.a. for every month of delay from the due date of possession i.e, 22.10.2020 till offer of possession plus 2 months i.e. 22.12.2020 or actual handing over of possession whichever is earlier. An application dated 26.09.2025 was filed by the complainant for rectification of order dated 20.05.2025.
2. Vide said application for rectification of order dated 20.05.2025, the complainants-applicants has sought following rectification on 26.09.2025-

| <u>S.no</u> | <u>Changes proposed</u> | <u>Finding of the authority</u> | <u>Proposed change as per application filed by the complainant</u> |
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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
 MANO 812/205h G/3919/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

नया पी.डब्ल्यू.डी. विश्वाम गृह, सिविल लाईन, गुरुग्राम, हरियाणा

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| 1. | The complainants-applicants submitted that the due date has been mentioned as 22.12.2020 instead of 22.01.2020. | It is observed that there is inadvertent error in the order dated 20.05.2025 where complaint has been inadvertently mentioned as 22.12.2020 instead of 22.01.2020. |
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The authority observes that the said error is inadvertent in nature and hence, the said rectification was allowed.

3. Herein, the **complainant has filed another rectification application dated 02.12.2025** for rectification of the order dated 11.11.2025, stating that there is inadvertent error in the order dated 20.05.2025 where the due date has been inadvertently mentioned as 22.12.2020 instead of 22.01.2020.
4. Before proceeding with the matter, it would be appropriate to refer to the provisions of Section 39 of the Act, 2016 under which the present application has been preferred.

"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."

5. The Authority is of the view that the date 22.12.2020 had been inadvertently recorded in order dated 11.11.2025. Same is a mistake apparent on record and does not constitute amendment of substantive part of this order under Section 39 of the Real Estate (Regulation and Development) Act, 2016.

| <u>S.no</u> | <u>Changes proposed</u> | <u>Finding of the authority</u> |
|-------------|-------------------------|---------------------------------|
|-------------|-------------------------|---------------------------------|



HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियमन प्राधिकरण, गुरुग्राम

MANO 8729202515 CR 3149/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana नया पी.डब्ल्यू.डी. विथाम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

| | | <u>Proposed change as per application filed by the complainant</u> |
|----|---|---|
| 1. | The complainants-applicants submitted that the due date has been mentioned as 22.10.2020 instead of 22.01.2020. | It is observed that there is inadvertent error in the order dated 20.05.2025 where the due date has been inadvertently mentioned as 22.10.2020 instead of 22.01.2020. |

In view of the above, the rectification is allowed. This order shall be read as a part and parcel of the main order dated 05.08.2025. File be consigned to the registry.

File be consigned to the registry.


P.S. Saini
Member


Arun Kumar
Chairman
06.01.2026