

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

PROCEEDINGS OF THE DAY		75
Day and Date	Wednesday and 03.12.2025	
Complaint No.	MA NO. 660/2025 in CR/606/2024 Case titled as Kuldeep Singh VS Aster Infracome Private Limited & Anil Kumar Verma & Paras Jain	
Complainant	Kuldeep Singh	
Represented through	Sh. Anita Gaur, Advocate	
Respondent	Aster Infracome Private Limited & Anil Kumar Verma & Paras Jain	
Respondent Represented through	Ms. Sanya Arora, Advocate	
Last date of hearing	Application U/s 39 of the Act/29.10.2025	
Proceeding Recorded by	H.R. Mehta & Kiran Chhabra	

Proceedings-cum-Order

1. An application dated 11.09.2025, has been filed by the respondent seeking rectification of the order dated 02.07.2025 under section 39 of the Act, 2016 passed by the Authority wherein it is stated that in the order dated 02.07.2025, the date of offer of possession has been erroneously recorded as 24.10.2023 which is factually incorrect. The actual date on which possession was offered to the complainant is 24.11.2022.
2. 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:



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MA No. 660/2025

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."

3. The Authority observes that the present complaint was disposed of vide order dated 02.07.2025. In the detailed order dated 02.07.2025, the Authority had dealt with the matter of date of Offer of Possession in para no. 25-28 in detail and thus, no more clarification in this regard is required.
4. The present rectification is not allowed and, thus the present application is disposed of.
5. File be consigned to the registry.

Ashok Sangwan
Member
03.12.2025