

PROCEEDINGS OF THE DAY
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Day and Date	Wednesday and 03.12.2025
Complaint No.	MA NO. 632/2025 in CR/4930/2023 Case titled as Dharam Bir Sethi and Anita Sethi VS Vatika Limited
Complainant	Dharam Bir Sethi and Anita Sethi
Represented through	Ms. Shriya Takkar & Ms. Meenal Khanna, Advocates
Respondent	Vatika Limited
Respondent Represented through	Ms. Shalini proxy counsel
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

The aforesaid complaint was disposed of vide order dated 09.07.2025 of the Authority wherein the respondent was directed to pay assured returns in terms of the buyer's agreement dated 23.08.2012.

Vide said application for rectification of Order dated 09.07.2025, the complainants-applicants have sought following rectification: -

<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>
1.	The date of filing of amendment relief application is incorrectly mentioned as 15.10.2023	It is observed that there is inadvertent error in the Order dated 09.07.2025 where the date of filing of amendment relief application is incorrectly mentioned as 15.10.2023.

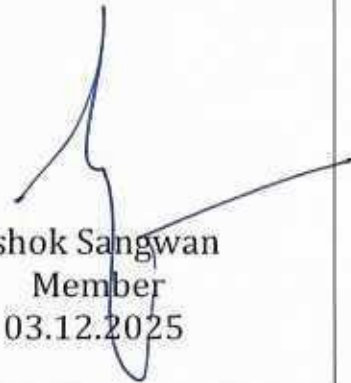
		The correct date is 15.10.2024
2.	The unit detail has been incorrectly recorded as 213E, at page no. 28 (G.IV)	It is observed that there is inadvertent error in the Order dated 09.07.2025 where the detail of the unit is inadvertently recorded as "as 213E, at page no. 28 (G.IV)." The correct detail is "307D"

The Authority observes that the said error is inadvertent in nature. Therefore, in view of section 39 read with section 39(2) of the Real Estate (Regulation and Development) Act, 2016 as the error is only clerical in nature, rectification in the order 09.07.2025 is allowed. The counsel for the respondent has no objection to it.

In view of above, the application stands allowed.

This order shall be read as a part and parcel of the main order dated 09.07.2025.

File be consigned to the registry.


 Ashok Sangwan
 Member
 03.12.2025