

<b>PROCEEDINGS OF THE DAY</b>		<b>51</b>
Day and Date	Thursday and 19.02.2026	
Complaint No.	MA NO. 781/2025 in CR/2088/2024 Case titled as Sourabh Nagpal and Lt. Sangeeta Nagpal VS Ansal Housing & Construction Limited & Samyak Projects Private Limited	
Complainant	Sourabh Nagpal and Lt. Sangeeta Nagpal	
Represented through	Shri Himanshu Gautam Advocate	
Respondent	Ansal Housing & Construction Limited & Samyak Projects Private Limited	
Respondent Represented through	Shri Amandeep Kadian Advocate for R1 Ms. Sanya Arora Advocate for R2	
Last date of hearing	Application u/s 39 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
<b>Proceedings-cum-order</b>		
<p>1. The present complaint bearing no. 2087 of 2024 and 2088 of 2024 was disposed of by this Authority vide detailed order dated 18.09.2025. Subsequently, the learned counsel for the complainant has preferred an application dated 14.11.2025 under Section 39 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "the Act"), seeking rectification of certain clerical and typographical errors apparent on the face of the record in the aforesaid order dated 18.09.2025.</p> <p>2. The applicant has prayed for the following corrections:</p> <ol style="list-style-type: none"> <li>i. That the name of the counsel appearing for the complainant in complaint no. 2087 of 2024 be correctly recorded as Mr. Himanshu Gautam, Advocate, instead of Mr. Harshit Batra.</li> <li>ii. That the repetition of paragraphs 25 and 26 in the order dated 18.09.2025 be deleted, or in the alternative, suitably modified so as to retain only one correct and coherent set of findings.</li> <li>iii. That in para 32(i) under the heading "Directions of the Authority", the date of the cancellation letter be corrected from 09.02.2024 to 12.12.2023.</li> </ol> <p>3. The Authority has perused the application for rectification as well as the record of the case. Section 39 of the Act empowers the Authority to rectify</p>		



HARERA  
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HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANE 18/1/2025 INCA/2088/2024

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

any mistake apparent on the face of the record within a period of two years from the date of the order.

4. Upon consideration, it is observed that:

- a. The incorrect recording of the name of the complainant's counsel in complaint no. 2087 of 2024 is a clerical error apparent on the face of the record and deserves to be rectified.
- b. With regard to the repetition of paragraphs 25 and 26, it is observed that the duplicated paragraphs are identical in content and do not alter, modify, or affect the findings or conclusions recorded therein. Since no substantive discrepancy arises on account of such repetition and no prejudice is caused to either party, the Authority does not deem it necessary to carry out any modification. No change is, therefore, being made in this regard.
- c. The incorrect mention of the date of the cancellation letter in para 32(i) under the heading "Directions of the Authority" is also a typographical error, and the correct date is 12.12.2023.

5. In view of the above, the application dated 14.11.2025 is allowed.

Accordingly:

- i. The name of the complainant's counsel in complaint no. 2087 of 2024 shall be read as Mr. Himanshu Gautam, Advocate in place of Mr. Harshit Batra.
  - ii. No modification is being carried out in respect of the repetition of paragraphs 25 and 26, as the contents thereof are identical and have no bearing on the operative findings or directions.
  - iii. In para 32(i) under "Directions of the Authority", the date of the cancellation letter shall be read as 12.12.2023 instead of 09.02.2024.
6. Save and except the aforesaid corrections, all other findings and directions contained in the detailed order dated 18.09.2025 shall remain unchanged and shall continue to operate in full force.

The rectification application stands disposed of accordingly.

P.S. Saini  
Member  
19.02.2026