



| PROCEEDINGS OF THE DAY | | 55 |
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| Day and Date | Wednesday and 10.12.2025 | |
| Complaint No. | MA NO. 758/2025 in CR/5746/2023 Case titled as Manish Aggarwal and Neha VS Anant Raj Limited | |
| Complainant | Manish Aggarwal and Neha | |
| Represented through | Sh. Ayush Rai, Advocate | |
| Respondent | Anant Raj Limited | |
| Respondent Represented through | None | |
| Last date of hearing | Application under Section 39 of the Act | |
| Proceeding Recorded by | H.R. Mehta & Kiran Chhabra | |
| Proceedings-cum-Order | | |
| 1. An application dated 06.11.2025, has been filed by the complainants seeking rectification of the order dated 05.03.2025 under section 39 of the Act, 2016 passed by the Authority, wherein it is stated that in the order dated 05.03.2025, it has been erroneously recorded in Para 30, in the 6 th line as "whichever is earlier". As per the respondent/promoter, the Offer of Possession was offered on 25.11.2022, however the same was not genuine and the actual handing over of possession was made on 02.02.2025 after an in ordinate delay of almost 9 years 2 months and 19 days from the due date of possession as per the Builder Buyer's Agreement dated 14.05.2012. | | |
| 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 | | |
| <i>"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:</i> | | |



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

MANO-158/2025 MK/5/46/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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."

3. The Authority observes that the present complaint was disposed of vide order dated 05.03.2025. In the detailed order dated 05.03.2025, the Authority have dealt with the matter in detail and thus, requires no more clarification in this regard.
4. Also, the rectification sought if allowed, would lead to substantial change in the substantive part of the order and the same cannot be done by the Authority.
5. The present rectification is not allowed and thus the present application is disposed of. File be consigned to the registry.

Ashok Sangwan
Member
10.12.2025