



HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY		13
Day and Date	Tuesday and 20.01.2026	
Complaint No.	MA NO. 669/2025 in CR/4424/2023 Case titled as Charu Puri VS Nani Resorts & Floriculture Private Limited	
Complainant	Charu Puri	
Represented through	Shri Ashish Arora AR	
Respondent	Nani Resorts & Floriculture Private Limited	
Respondent Represented	Shri Garvit Gupta Advocate	
Last date of hearing	09.12.2025	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

The aforesaid complaint was disposed of vide order dated 29.07.2025 of the authority wherein the complainant association were given the reliefs. No reply on the application has been filed by the respondent till today.

The complainant seeks rectification of factual and clerical errors apparent from the record in the Authority's final order dated 29.07.2025.

The main order wrongly records that "*possession was offered on 01.08.2019*", although the respondent **never offered possession** at any stage.

Erroneous inclusion of the words "*basic amenities*" instead of "*fully completed unit as per Annexures A, B, and C of the Buyer's Agreement.*"

Ambiguous direction that possession be handed "*on payment of outstanding dues*", whereas the Authority had already concluded that the complainant paid the **entire sale consideration of ₹13,99,435/-**.

The complainant through this application is seeking rectification of the final order dated 29.07.2025 as under :-

- Remove all mistaken references to any offer of possession dated 01.08.2019.



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MA NO. 069/2025 IN CR/44/2023

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

- Replace "basic amenities" with "fully completed apartment as per specifications in Annexures A, B, and C."

The Authority observes that section 39 of the Act, 2016 provides that the Authority shall not, while rectifying any mistake apparent from the record, amend sustentative part of its order passed under the provisions of the Act.

Section 39 of the Act is reproduced as under:-

"The Authority may, under section 39, 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 the record, amend substantive part of its order passed under the provisions of the Act."

In view of the above, the present application stands dismissed.

File be consigned to the registry.


P.S. Saini
Member


Arun Kumar
Chairman
20.01.2026