



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: [www.haryanarera.gov.in](http://www.haryanarera.gov.in)

(Reopened for deciding application u/s 39 of RERA Act, 2016)

## 1. COMPLAINT NO. 785 OF 2024

Shakuntla Malik & Shiv Malik

....COMPLAINANTS

VERSUS

Green Space Infraheights Pvt. Ltd.

....RESPONDENT

## 2. COMPLAINT NO. 786 OF 2024

Kamal Malik

....COMPLAINANT

VERSUS

Green Space Infraheights Pvt. Ltd.

....RESPONDENT

**CORAM:**

**Parneet S Sachdev**

**Chairman**

**Dr. Geeta Rathee Singh**

**Member**

**Chander Shekhar**

**Member**

**Date of Hearing:** 07.05.2026

**Hearing:** 1<sup>st</sup> (Reopen)

**Present:** - Mr. Hari Om Dhiman, counsel for the complainants, in person.

None for the respondent.

**ORDER (PARNEET S SACHDEV - CHAIRMAN)**

1. An application dated 06.04.2026 has been filed by the complainants, through their counsel, Advocate Hari Om Dhiman, under Section 39 of the Real Estate (Regulation and Development) Act, 2016, seeking rectification of the order dated 23.02.2026.
2. It is stated in the application that the monthly rate of delay interest has inadvertently been mentioned as ₹15,880/- instead of ₹16,100/-.
3. Today, learned counsel for the complainants submitted that the Authority has committed an arithmetical error while calculating the monthly interest. He contended that the interest ought to have been calculated by multiplying the principal amount with the applicable rate of interest and thereafter dividing the same by 1200, i.e.:

$$\text{Monthly Interest} = \frac{\text{₹1,788,976 (principal)} \times 10.80 \text{ (rate of interest)}}{1200}$$

4. Authority has considered the submissions advanced by the learned counsel for the complainants and examined the calculation methodology adopted in the order dated 23.02.2026. It is observed that the delay interest in the present matter was calculated by the Authority in accordance with Section 18(1) proviso of the Real Estate (Regulation and Development) Act, 2016 read with Rule 15 of the Haryana Real Estate (Regulation and Development) Rules, 2017 at the applicable rate of 10.80% per annum.



5. It is further observed that the Authority consistently follows the practice of calculating interest proportionately for the actual period involved by taking the relevant number of days into consideration. The interest is accordingly calculated by applying the following formula:

$$\text{Monthly Interest} = \frac{\text{₹}1,788,976 (P) \times 10.80(R) \times 30 (T)}{36500}$$

where:

*P* = Principal Amount; *R* = Rate of Interest per annum; *T* = Number of days involved

6. Therefore, the interest was calculated for the period from 23.02.2026 (date of order) till 24.03.2026, i.e. for 30 days, on proportionate day-wise basis from the annual rate of interest.
7. The calculation adopted by the Authority is neither clerical nor arithmetically erroneous. Moreover, the scope of rectification under Section 39 of the Real Estate (Regulation and Development) Act, 2016 is confined to correction of mistakes apparent from the record. Since the calculation methodology adopted by the Authority is accurate and consistent, the present issue does not fall within the ambit of rectification.
8. Further, as the delay interest has correctly been calculated for the actual period of 30 days at the prescribed annual rate of interest, no ground for rectification is made out.



9. In view of the above observations, the rectification applications are rejected and both the captioned complaints stand **disposed of**. Files be consigned to the record room after uploading this order on the website of the Authority.

  
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**CHANDER SHEKHAR**  
[MEMBER]

  
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**DR. GEETA RATHEE SINGH**  
[MEMBER]

  
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**PARNEET S SACHDEV**  
[CHAIRMAN]