

PROCEEDINGS OF THE DAY		62
Day and Date	Tuesday and 11.08.2026	
Complaint No.	MA NO. 82 & 217/2026 in CR/1589/2023 Case titled as Priyadarshini VS Sana Realtors Private Limited	
Complainant	Priyadarshini	
Represented through	Ms. Deepika Yadav Advocate	
Respondent	Sana Realtors Private Limited	
Respondent Represented	None	
Last date of hearing	Application u/s 39 of the Act/EHA	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings-cum-order The aforesaid complaint was disposed of vide order dated 22.04.2025 of the Authority wherein the respondent was directed to pay assured return as per agreed terms under clause 2 of the MoU from 10 January 2015 till the leasing out the unit @Rs. 60/- per sq.ft. per month. Thereafter, the complainant filed an application for rectification on 14.08.2025, seeking correction of the complainant's address, which had been incorrectly mentioned in the main order. The Authority allowed the application and rectified the error on 30.09.2025, holding that it was merely a clerical error. Subsequently, the complainant filed another application for rectification of the proceedings dated 30.09.2025 on the ground that a clerical error had occurred in paragraph 1. It was inadvertently recorded that the respondent was directed to refund the entire amount paid by the complainant to the respondent, whereas the correct direction was that the respondent was directed to pay the assured return in accordance with Clause 2 of the MoU, at the rate of Rs. 60/- per sq. ft. per month, from 10.01.2015 until the unit was leased out.		



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

Vide said application for rectification of order dated 30.09.2025, the complainants-applicants has sought following rectification-

<u>S.no</u>	<u>Changes proposed</u>	<u>Finding of the authority</u> <u>Proposed change as per</u> <u>application filed by the</u> <u>complainant</u>
1.	There was a clerical error in para 1 wherein it was inadvertently mentioned that the respondent was directed to refund the entire amount paid by the complainant to the respondent instead of respondent was directed to pay assured return as per agreed terms under clause 2 of the MoU from 10 January 2015 till the leasing out the unit @Rs. 60/- per sq.ft. per month.	The Authority observes that the error is inadvertent in nature. As per proceeding dated 22.04.2025 which is final proceeding, the respondent was directed to pay assured return as per agreed terms under clause 2 of the MoU from 10.01.2015 till the date of leasing out. Therefore, the application for rectification of order dated 30.09.2025 is allowed.

The complainant further submitted that in the application dated 13.08.2025, the complaint number has been wrongly mentioned in paragraph 1 as "5989 of 2023" instead of "1589 of 2023."

After considering all the facts and circumstances, the Authority is of the view that although the complainant herself mentioned the incorrect complaint number in the said application, the correct case number has been duly reflected in all proceedings/order of the present case.

Accordingly, in the application dated 13.08.2025, wherever the complaint number is mentioned as "5989 of 2023" the same shall be read as "1589 of 2023."



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MANO 82 E2 7/2026 INER/1589/2023

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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 and rectification in the order 23.12.2025 is **allowed**.

This order shall be read with the part of main order dated 30.09.2025.

Application for rectification of order dated 30.09.2025 stands disposed of. File be consigned to the registry.

Arun Kumar
Chairman
11.08.2026