



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

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

COMPLAINT NO. 816 OF 2024

Ranjana Malik

....COMPLAINANT

VERSUS

Housing Board Haryana

....RESPONDENT

CORAM:	Parneet S Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 05.02.2025

Hearing: 1st (re-open)

Present: None for the complainant.
None for the respondent.

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ORDER (PARNEET S SACHDEV - CHAIRMAN)

1. An application dated 30.12.2025 has been filed by the complainant, Ranjana Malik, through learned counsel, Advocate T.P.S. Chauhan, seeking rectification of the order dated 15.12.2025 under Section 39 of the Real Estate (Regulation and Development) Act, 2016. It has been submitted that out of the total paid-up amount of ₹1,99,000/-, the complainant had already received a sum of ₹1,59,500/- from the respondent on 28.04.2025, which could not be reflected in the disposed order.
2. Today, none appeared on behalf of either party.
3. Upon perusal of the office record, it is revealed that the complainant had indeed received an amount of ₹1,59,500/- from the respondent on 28.04.2025. However, during the hearing on the date of pronouncement, i.e., 15.12.2025, learned counsel for the complainant did not apprise the Authority of the said fact. Though, on the same date, an acknowledgment evidencing receipt of ₹1,59,500/- from the respondent was filed, the order was uploaded on the website on the very same day as it was the date fixed for pronouncement. Consequently, the said acknowledgment could not be taken on record at the time of uploading the order.
4. The Authority observes that the omission to reflect the amount of ₹1,59,500/- already received by the complainant has resulted in a calculation error, which is apparent on the face of the record. Such an

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error has occurred due to the sequence of events on the date of pronouncement and not on account of any adjudication on merits.

5. In view of the above, and in the interest of justice, the Authority is of the considered view that the present case squarely falls within the ambit of rectification under Section 39 of the Real Estate (Regulation and Development) Act, 2016. Accordingly, the rectification application is allowed.
6. Consequently, the total paid-up amount mentioned at pages 18 and 19 of the disposed order dated 15.12.2025 stands rectified, and the correct amount payable is determined after adjusting the sum of ₹1,59,500/- already received by the complainant on 28.04.2025.
7. As per website of the State Bank of India, i.e., <https://sbi.co.in>, the highest marginal cost of lending rate (in short MCLR) as on date respective dates, i.e., 28.04.2025 is 9.10% and 15.12.2025 is 8.80%. Accordingly, the prescribed rate of interest will be MCLR + 2% ,i.e., 11.10% and 10.80% respectively.
8. From above discussion, it is amply proved on record that the respondent has not fulfilled its obligations cast upon him under RERA Act, 2016 and the complainant is entitled for refund along with interest. Thus, respondent will be liable to pay the complainant, interest from date of payments till the date of refund, i.e., 28.04.2025. Further, as respondent had already refunded an amount of ₹1,59,500/- to the complainant on

28.04.2025, thus, respondent is liable to refund the balance principal amount, i.e., 39,500/- and interest w.r.t said amount from date of refund till the actual realization of the amount. Therefore, Authority has re-calculated the total amount along with interest as per detail given in the table below:

Sr.no.	Principal amount	Date of payments	Date of refund	Interest from date of payments till date of refund
1.	₹79,000/-	15.03.2010	28.04.2025	₹1,32,712/-
2.	₹1,20,000/-	21.08.2010	28.04.2025	₹1,95,786/-
	Total= ₹1,99,000/-			Total= ₹3,28,498/-

Sr.no	Balance principal amount (principal amount -refunded amount)	Date of refund	Date of order	Interest from date of refund till date of order
1.	₹39,500/-	28.04.2025	15.12.2025	₹2,712/-

Total amount to be refunded to the complainant

$$= ₹3,28,498/- + ₹39,500/- + ₹2712/- = ₹3,70,710/-$$

9. In light of the above, the complaint stands **disposed of** in terms of the above observations.

10. File be consigned to the record room after uploading order on the website of the Authority.

Chander
CHANDER SHEKHAR
[MEMBER]

Geeta
DR. GEETA RATHEE SINGH
[MEMBER]

Nadim
NADIM AKHTAR
[MEMBER]

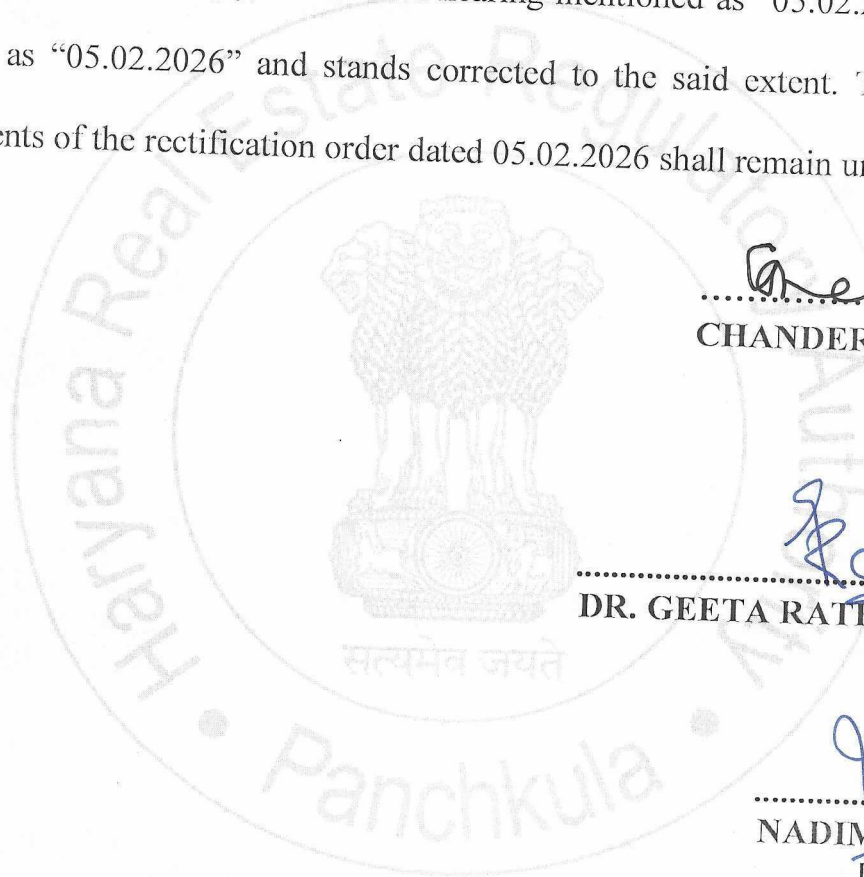
Parneet
PARNEET S SACHDEV
[CHAIRMAN]




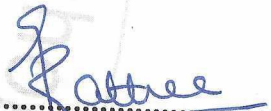
Subject: Corrigendum to the rectification order dated 05.02.2026 passed in Complaint No. 816 of 2024.

It is pertinent to mention that while passing the rectification order dated 05.02.2026 in Complaint No. 816 of 2024, the date of hearing mentioned on Page No. 1 was inadvertently recorded as "05.02.2025" instead of "05.02.2026" due to a typographical error.


Accordingly, the date of hearing mentioned as "05.02.2025" shall be read as "05.02.2026" and stands corrected to the said extent. The remaining contents of the rectification order dated 05.02.2026 shall remain unaltered.




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CHANDER SHEKHAR
[MEMBER]


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DR. GEETA RATHEE SINGH
[MEMBER]


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NADIM AKHTAR
[MEMBER]


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PARNEET S SACHDEV
[CHAIRMAN]