

PROCEEDINGS OF THE DAY		22
Day and Date	Tuesday and 12.08.2025	
Complaint No.	MA NO. 467/2025 in CR/1571/2019 Case titled as Rashida Ridzhal VS VSR Infratech Private Limited	
Complainant	Rashida Ridzhal	
Represented through	Ms. Nisha Gaur and Shri Pratap Sharma Advocates	
Respondent	VSR Infratech Private Limited	
Respondent Represented through	Ms. Shriya Takkar and Ms. Meenal Khanna Advocates	
Last date of hearing	29.07.2025/order on appl. u/s 39 of Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings-cum-order

The aforesaid complaint was disposed of vide order dated 26.08.2019 of the Authority in terms of settlement agreement dated 26.08.2019. An application dated 03.08.2023 was filed by the complainant for revival of complaint since the respondent did not abide by the terms of the settlement agreement and not registering the property even after payment in lieu of settlement agreement. The matter was put on hearing on 05.12.2023. Finally, on 19.03.2024 the said application was allowed to the extent of fulfilment of terms and conditions of settlement deed. The same was also disposed of by the Authority on 23.07.2024 with the direction to the respondent to execute conveyance deed in respect of 3 units in favor of complainant within a period of 6 weeks and to pay the outstanding amount of assured return cum guaranteed rent as agreed in the settlement agreement dated 04.04.2022.

Now the complainant has filed an application under section 39 of the Act in the order dated 23.07.2024 seeking the said rectification:

"The respondent is directed to execute the conveyance deed in respect of three units bearing number SA4-25, SA3-11 and SA3-12A in favor of the complainant within a period of 6 weeks and to pay the outstanding amount of assured return cum guaranteed rent as agreed in the



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हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम
CR/157/2019

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

settlement agreement dated 04.04.2022 from 2014 and to return the paid maintenance amount ₹33,88,410 / and ₹12,73,334 /- registration and stamp duty.) with reasonable HARERA interest. To return the overpaid amount - ₹8,33,544/- in the year 2014 with reasonable HARERA interest from September 2014.

Or

To return the 4th unit SA -4A-30 Against the adjusted maintenance charge ₹33,88,410 and ₹12,73,334 for registration and stamp duty charges and to pay extra paid amount then MOU, ₹8,33,544 with interest from 2014."

The Authority observes that section 39 deals only with rectification of clerical error apparent on record and the application filed by the complainant for the above rectification is not clerical error apparent on record. Accordingly, the said application u/s 39 of the Act is dismissed. File be consigned to the registry.

Ashok Sangwan
Member

Arun Kumar
Chairman
12.08.2025