



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. विभ्राम गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

PROCEEDINGS OF THE DAY

134

Day and Date	Tuesday and 27.05.2025
Complaint No.	MA NO. 271/2025 in CR/4837/2021 Case titled as Vikas Kumar and Shakuntala Khatri VS Imperia Structure Limited
Complainant	Vikas Kumar and Shakuntala Khatri
Represented through	Complainant in person
Respondent	Imperia Structure Limited
Respondent Represented through	Shri Shubham Mishra Advocate
Last date of hearing	Application u/s 39 of the Act
Proceeding Recorded by	Naresh Kumari and HR Mehta

Proceedings

The complainant has filed an application for rectification under section 39 of the Act, 2016 seeking the following rectification:-

1. In para no. 16 unde F.1 on page no. 18 of the order of the Authority, as the unit is virtual space, the complainant is not seeking physical possession. The complainant is seeking directions for the execution of sale/conveyance deed of the allotted unit as per the agreement.
2. In para no. 30 on page 24 of the order, the Authority has held that the prescribed rate of interest shall be determined as per Rule 15 of the Rules, 2017 which states that the prescribed interest rate will be SBI's marginal cost of lending rate (MCLR) + 2%. However, para H.37 (ii) under Directions of the Authority" on page no. 27, the order incorrectly directs the respondent to pay the assured returns with an interest 9.10% per annum, instead of 11.10% per annum as determined earlier.



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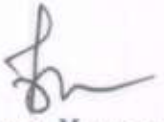
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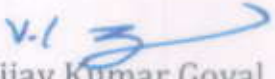
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The respondent is directed to file reply to the rectification application within a period of 15 days with an advance copy to the counsel for the complainant.
Matter to come up on 12.08.2025 for further proceedings.


Ashok Sangwan
Member


Arun Kumar
Chairman
27.05.2025


Vijay Kumar Goyal
Member