



HARERA
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HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

PROCEEDINGS OF THE DAY		23
Day and Date	Tuesday and 25.03.2025	
Complaint No.	MA NO. 1028/2024 in CR/4936/2022 Case titled as Dr. Lt. Col. Binny Kohli VS Neo Developers Private Limited	
Complainant	Dr. Lt. Col. Binny Kohli	
Represented through	Ms. Sapna Malik Advocate	
Respondent	Neo Developers Private Limited	
Respondent Represented through	S/Shri Venket Rao and Gunjan Kumar Advocates	
Last date of hearing	Application u/s 39 of the Act/24.12.2024	
Proceeding Recorded by	Naresh Kumari and HR Mehta	

Proceedings

The present complaint was received on 10.08.2022 and reply on behalf of respondent was filed on 17.01.2023.

Application on behalf of the complainant under Section 39 of the Real Estate (Regulation And Development) Act, 2016 for rectification/ modification/ amendment of the Jimny Order Dated 30.07.2024 has been filed.

The complainants states that in 3rd paragraph of the jimny order dated 30.07.2024, the aforesaid statements of the Respondent have been recorded as the statements of the Complainant mistakenly and inadvertently. The 3rd paragraph of the Jimny order dated 30.07.2024 are reproduced for ready reference as ***"the Complainant states that they had purchased 7 units in the present project i.e. 'Neo Square' situated in Gurgaon and had separately applied for the allotment of 2 other residential units in a different project i.e. 'Capital Residency at New Delhi. Due to their personal reasons, the Complainants surrendered their allotment in both projects of the Respondents i.e. Neo Square and Capital Residency and requested for refund of he paid up amount towards the sale consideration of the unit. The Respondent had refunded an amount of Rs.24,20,832/- against the 2 units booked by the Complainants in the project 'Capital Residency' and Rs.5,79,168/- (after deduction of earnest money, assured return already paid to the Complainants etc) against the 7 units booked in the instated project i.e. 'Neo Square'."***



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MANO 1028/2024 in CA/4936/2022

That it is most humbly submitted that the 3rd paragraph of the Jimny order dated 30.07.2024, the aforesaid statements of the Respondent have been recorded as the statements of the Complainant mistakenly and inadvertently as mentioned above. Therefore, it is most humbly prayed that the error(s)/mistake(s)/clerical mistake(s) in the 3rd paragraph of the Jimny Order dated 30.07.2024 may be rectified/modified/amended as "The Respondent states that" instead of the Complainant states that for the same as mentioned above.

The counsel for the respondent concedes that the statement attributed to the complainant was made by the respondent except for the last 2 lines of paragraph referred by the complainant for rectification. Accordingly the proceedings are rectified accordingly.

Matter to come up on 27.05.2025 for final arguments.

Ashok Sangwan
Member

Arun Kumar
Chairman
25.03.2025

Vijay Kumar Goyal
Member