

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

**PROCEEDINGS OF THE DAY**
**69**

|                                |                                                                                |
|--------------------------------|--------------------------------------------------------------------------------|
| Day and Date                   | Wednesday and 03.12.2025                                                       |
| Complaint No.                  | MA NO. 638/2025 in CR/5083/2023 Case titled as Dinesh Narula VS Vatika Limited |
| Complainant                    | Dinesh Narula                                                                  |
| Represented through            | Ms. Shriya Takkar & Ms. Meenal Khanna, Advocates                               |
| Respondent                     | Vatika Limited                                                                 |
| Respondent Represented through | Ms. Shalini proxy counsel                                                      |
| Last date of hearing           | Application U/s 39 of the Act/29.10.2025                                       |
| Proceeding Recorded by         | H.R. Mehta & Kiran Chhabra                                                     |

**Proceedings-cum-order**

The aforesaid complaint was disposed of vide order dated 09.07.2025 of the Authority wherein the respondent was directed to pay assured returns in terms of the buyer's agreement dated 16.04.2012.

Vide said application for rectification of Order dated 09.07.2025, the complainants-applicants have sought following rectification: -

| <u>S.no</u> | <u>Changes proposed</u> | <u>Finding of the authority</u>                                    |
|-------------|-------------------------|--------------------------------------------------------------------|
|             |                         | <u>Proposed change as per application filed by the complainant</u> |



**HARERA**  
GURUGRAM

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

**हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम**

MA No. 63812/25

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

| 1.     | While passing the order dated 09.07.2025 has inadvertently recorded in the sub-paragraph "h" of the order that the complainant had purchased 5 units admeasuring 2500 sq. ft. whereas factually the complainant had purchased 6 units admeasuring 3000 sq. ft.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>It is observed that there is inadvertent error in the Order dated 09.07.2025 where the facts of the complaint is inadvertently mentioned as <b>"the complainant had purchased 5 units admeasuring 2500 sq. ft"</b></p> <p>The correct facts are <b>"the complainant had purchased 6 units admeasuring 3000 sq. ft."</b></p> |                                           |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------------------|-------------------------------------------|----|--------------|--------------|--------------|----|--------------|--------------|--------------|----|--------------|--------------|--------------|----|--------------|--------------|--------------|----|--------------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|------------------------------------------------|-------------------------------------------|----|--------------|-------------|--------------|----|--------------|-------------|--------------|----|--------------|-------------|--------------|----|--------------|-------------|--------------|----|--------------|-------------|--------------|----|--------------|-------------|--------------|
| 2.     | The date of filing of amendment relief application is incorrectly mentioned as 15.10.2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>It is observed that there is inadvertent error in the Order dated 09.07.2025 where the date of filing of amendment relief application is incorrectly mentioned as 15.10.2023.</p> <p>The correct date is 15.10.2024</p>                                                                                                     |                                           |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 3      | <p>While passing the main order dated 09.07.2025 at paragraph 29 on page 25 has inadvertently recorded the incorrect complaint numbers. The incorrect number of complaints are given above.</p> <table><tr><th>Sr.no</th><th>CR.No.</th><th>AR payable per month as per addendum agreement</th><th>DPC payable per month as per the RERA Act</th></tr><tr><td>1.</td><td>CR/4930/2023</td><td>Rs. 32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>2.</td><td>CR/4931/2023</td><td>Rs. 32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>3.</td><td>CR/4932/2023</td><td>Rs. 32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>4.</td><td>CR/4934/2023</td><td>Rs. 32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>5.</td><td>CR/4935/2023</td><td>Rs. 32,500/-</td><td>Rs. 21,456/-</td></tr></table> | Sr.no                                                                                                                                                                                                                                                                                                                          | CR.No.                                    | AR payable per month as per addendum agreement | DPC payable per month as per the RERA Act | 1. | CR/4930/2023 | Rs. 32,500/- | Rs. 21,456/- | 2. | CR/4931/2023 | Rs. 32,500/- | Rs. 21,456/- | 3. | CR/4932/2023 | Rs. 32,500/- | Rs. 21,456/- | 4. | CR/4934/2023 | Rs. 32,500/- | Rs. 21,456/- | 5. | CR/4935/2023 | Rs. 32,500/- | Rs. 21,456/- | <p>The correct numbers of complaints are given below:</p> <table><tr><th>Sr.no.</th><th>CR.No.</th><th>AR payable per month as per addendum agreement</th><th>DPC payable per month as per the RERA Act</th></tr><tr><td>1.</td><td>CR/5077/2023</td><td>Rs.32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>2.</td><td>CR/5077/2023</td><td>Rs.32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>3.</td><td>CR/5077/2023</td><td>Rs.32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>4.</td><td>CR/5077/2023</td><td>Rs.32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>5.</td><td>CR/5077/2023</td><td>Rs.32,500/-</td><td>Rs. 21,456/-</td></tr><tr><td>6.</td><td>CR/5077/2023</td><td>Rs.32,500/-</td><td>Rs. 21,456/-</td></tr></table> | Sr.no. | CR.No. | AR payable per month as per addendum agreement | DPC payable per month as per the RERA Act | 1. | CR/5077/2023 | Rs.32,500/- | Rs. 21,456/- | 2. | CR/5077/2023 | Rs.32,500/- | Rs. 21,456/- | 3. | CR/5077/2023 | Rs.32,500/- | Rs. 21,456/- | 4. | CR/5077/2023 | Rs.32,500/- | Rs. 21,456/- | 5. | CR/5077/2023 | Rs.32,500/- | Rs. 21,456/- | 6. | CR/5077/2023 | Rs.32,500/- | Rs. 21,456/- |
| Sr.no  | CR.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | AR payable per month as per addendum agreement                                                                                                                                                                                                                                                                                 | DPC payable per month as per the RERA Act |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 1.     | CR/4930/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 32,500/-                                                                                                                                                                                                                                                                                                                   | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 2.     | CR/4931/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 32,500/-                                                                                                                                                                                                                                                                                                                   | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 3.     | CR/4932/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 32,500/-                                                                                                                                                                                                                                                                                                                   | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 4.     | CR/4934/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 32,500/-                                                                                                                                                                                                                                                                                                                   | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 5.     | CR/4935/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs. 32,500/-                                                                                                                                                                                                                                                                                                                   | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| Sr.no. | CR.No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | AR payable per month as per addendum agreement                                                                                                                                                                                                                                                                                 | DPC payable per month as per the RERA Act |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 1.     | CR/5077/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.32,500/-                                                                                                                                                                                                                                                                                                                    | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 2.     | CR/5077/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.32,500/-                                                                                                                                                                                                                                                                                                                    | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 3.     | CR/5077/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.32,500/-                                                                                                                                                                                                                                                                                                                    | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 4.     | CR/5077/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.32,500/-                                                                                                                                                                                                                                                                                                                    | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 5.     | CR/5077/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.32,500/-                                                                                                                                                                                                                                                                                                                    | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |
| 6.     | CR/5077/2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Rs.32,500/-                                                                                                                                                                                                                                                                                                                    | Rs. 21,456/-                              |                                                |                                           |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |    |              |              |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |        |                                                |                                           |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |    |              |             |              |



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM**

**हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम**

MA No 638/2025

New PWD Rest House, Civil Lines, Gurugram, Haryana

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

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, rectification in the order 09.07.2025 is allowed. The counsel for the respondent has no objection to it.

In view of above, the application stands allowed.

This order shall be read as a part and parcel of the main order dated 09.07.2025.

File be consigned to the registry.

Ashok Sangwan  
Member  
03.12.2025