



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. विभाग गृह, सिविल लाईंस, गुरुग्राम, हरियाणा

NEW FWD REST HOUSE, CIVIL LINES, GURUGRAM, HARYANA

PROCEEDINGS OF THE DAY		64
Day and Date	Friday and 28.11.2025	
Complaint No.	MA NO. 719/2025 in CR/6139/2024 Case titled as Kirti Nema and Saurabh Nema VS Vikas Park Private Limited	
Complainant	Kirti Nema and Saurabh Nema	
Represented through	Shri Aditya Gupta proxy counsel	
Respondent	Vikas Park Private Limited	
Respondent Represented	Shri Jayesh Yadav Advocate	
Last date of hearing	Application u/s 39 of the Act	
Proceeding Recorded by	Naresh Kumari and HR Mehta	
Proceedings The present application dated 16.10.2025 has been filed by the Respondent, seeking rectification of the order passed in Complaint No. 6139 of 2024, which was disposed of vide order dated 01.08.2025. The present application under Section 39 of the Real Estate (Regulation and Development) Act, 2016 has been filed by the respondent seeking correction in the order passed by this Authority, on the ground that while pronouncing the order it was wrongly appreciated that • The complainants came to know of receipt of OC dated 20.01.2025, not appreciating the factum of email dated 23.01.2025 sent out by the respondent to the complainants informing them about the receipt of OC dated 20.01.2025. the two months period, if any shall begin from 23.01.2025 and not from date of offer of possession i.e. 25.02.2025. • The Hon'ble Authority graciously granted the respondent a grace period of 6 months on account of COVID-19 pandemic while placing reliance on its notification dated 26.05.2020. however, Hon'ble Authority did not consider another notification dated 02.08.2021 of the Hon'ble Authority, Panchkula granting extension of 3 months in addition to 6 months		

An Authority constituted under section 20 the Real Estate (Regulation and Development) Act, 2016

भू-संपदा (नियामक और विकास) अधिनियम, 2016 की धारा 20 के अंतर्गत गठित प्राधिकरण



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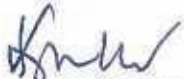
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extension earlier granted, due to impact of second wave of COVID-19 pandemic.

- The Hon'ble Authority has not considered the occurrence of force majeure events specifically pleaded by the respondent in its reply and has not given adjudication on the same. The force majeure events ranged from the hindrances in construction caused by GRAP orders and revision in building plans for EWS block by the landowning company.
- The Hon'ble Authority has not factored in the amounts already paid to the complainants as DPC by the respondent, of Rs. 3,35,831/- along with offer of possession letter dated 25.02.2025.

The proxy counsel for the complainant requests for a short adjournment as the main arguing counsel is not available today due to medical exigency. Request is allowed.

Matter to come up on 19.12.2025 for further proceedings.


Arun Kumar
Chairman
28.11.2025