REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Single Bench of Hon'ble Chairman Mr. Vivek Kumar Singh,
RERA, Bihar.

RERA/CC/383/2022

Smt. Anchala .... Executant/Complainant

Vs

M/s Agrani Homes Pvt. Ltd. ....Respondent

Project: **SUNRISE CITY**

Present: For Complainant: Mr. Vikash Kumar, Advocate

For Respondents: None

02.09.2025 **ORDER**

1. Hearing taken up. Learned counsel Mr. Vikash Kumar appears on behalf of the complainant. The respondents are absent.

2. Learned counsel for the complainant seeks rectification of the order dated 21.08.2023 passed in Case No. RERA/CC/383/2022.

3. Perused the record. Upon consideration, it is observed that the rectification sought by the learned counsel does not pertain to a mistake apparent from the record as contemplated under Section 39 of the Real Estate (Regulation and Development) Act, 2016. The said provision is reproduced below for reference:

"Section 39 – Rectification of orders: The Authority may, at any time within a period of two years from the date of the order made under this Act, with a view to rectifying any mistake apparent from the record, amend any order passed by it, and shall make such amendment, if the mistake is brought to its notice by the parties;

Provided that no such amendment shall be made in respect of any order against which an appeal has been preferred under this Act:

Provided further that the Authority shall not, while rectifying any mistake apparent from the record, amend the substantive part of its order passed under the provisions of this Act."

1. In light of the above, and considering the specific limitations laid down under Section 39 of the RERA Act, 2016, the petition for rectification is hereby disallowed. The complainant is at liberty to seek appropriate relief before the competent forum, if so advised.

Sd/-
(Vivek Kumar Singh)
Chairman