

**REAL ESTATE REGULATORY AUTHORITY
HIMACHAL PRADESH**

NO. PET 2023010

Dated 04.07.2026

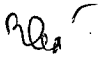
Subject: Corrigendum -correction of clerical error in the order dated 30.03.2026 passed in Execution Petition no PET2023010 titled as Madhu Bala vs Omax Ltd.

While reviewing the order dated 30.03.2026 passed by this Authority in the above titled execution proceedings, it has been observed that a clerical error has occurred with respect to the amount of interest mentioned therein. It is observed that the amount reflected in the order represents the decretal amount along with interest for every month of delay from the due date of possession i.e. 20.10.2020 to 03.09.2025 in terms of the Order dated 12.09.2023 passed by this Authority. In the Order dated 12.09.2023, this Authority had directed refund of the principal amounts of Rs. 14,46,153/- (Rupees Fourteen Lakhs Forty Six Thousand One Hundred Fifty Three only) and Rs.9,90,000/(Rupees Nine Lakhs Ninety Thousand only) along with applicable statutory interest. Since, the possession of the unit is handed over to the decree holder, accordingly, it is clarified that the principal amounts awarded in the order dated 12.09.2023 Rs 14,46,153/- (Rupees Fourteen Lakhs Forty Six Thousand One Hundred Fifty Three only) and Rs.9,90,000/(Rupees Nine Lakhs Ninety Thousand only) are not required to be paid by the judgment debtor. The amount mentioned in the order dated 30.03.2026 pertains only to the interest component, which was inadvertently recorded to be paid along with principal amount. This correction is being issued in exercise of the powers under Section 39 of the Real Estate (Regulation and Development) Act, 2016, which empowers that "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. Accordingly the order dated 30.03.2026 in the above execution petition shall be read with the correction that the interest on principal amounts Rs. 14,46,153/- (Rupees Fourteen Lakhs Forty Six Thousand One Hundred Fifty Three only) and Rs.9,90,000/(Rupees Nine Lakhs Ninety Thousand only) is payable. This corrigendum shall form an integral part of the order dated 30.03.2026, and the record shall

stand corrected accordingly. The amended order dated 30.03.2026 is also enclosed herewith. It is further clarified that the order dated 30.03.2026 passed in the above execution petition shall stand modified and replaced to the extent indicated in this corrigendum and the present corrigendum shall be treated as corrected and operative order for all intents and purposes is as under: Operative part of the existing order on pages 23 and 24 (28th line onwards in para i.) Accordingly, the Judgment Debtor is directed to deposit the interest on decretal amount of Rs. 14,46,153/- (Rupees Fourteen Lakhs Forty Six Thousand One Hundred Fifty Three only) and page 24 (3rd line onwards in para ii.) Rs.9,90,000/(Rupees Nine Lakhs Ninety Thousand only) including interest @ 10.7% per annum for every month of delay from the due date of possession i.e. 20.10.2020 to 25.08.2025 and to comply with the order of this Authority within a period of 30 days from the date of this order. This order may be intimated to both the parties and may also be uploaded on the website of HPRERA.

Corrected order

Accordingly, the Judgment Debtor is directed to deposit the interest on decretal amount of Rs. 14,46,153/- (Rupees Fourteen Lakhs Forty Six Thousand One Hundred Fifty Three only) and page 24 (3rd line onwards in para ii.) Rs.9,90,000/(Rupees Nine Lakhs Ninety Thousand only) including interest @ 10.7% per annum for every month of delay from the due date of possession i.e. 20.10.2020 to 25.08.2025 and to comply with the order of this Authority within a period of 30 days from the date of this order. This order may be intimated to both the parties and may also be uploaded on the website of HPRERA.


(R.D. Dhiman)
CHAIRPERSON


(Vidur Mehta)
MEMBER