

**BEFORE THE HARYANA REAL ESTATE APPELLATE  
TRIBUNAL**

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Appeal No.124 of 2023 (O&M)  
Date of Decision: 01.05.2023

M/s Vatika Ltd. registered office at Unit A002, Ground Floor,  
Block A, Vatika INXT City Centre, Sector 83, Vatika India Next  
Gurugram, Haryana

Appellant

Versus

1. Prateek Srivastava;
2. Namita Mehta

Both are resident of B-191, The ICON, DLF Phase-05,  
Sector 43, Gurugram 122009

Respondents

**CORAM:**

**Justice Rajan Gupta  
Shri Anil Kumar Gupta**

**Chairman  
Member (Technical)**

Present: Mr. Aman Singh, Advocate  
for the appellant.

**ORDER:**

**Rajan Gupta, Chairman (Oral):**

On the last date of hearing, the following order  
was passed in this case:

*“No pre-deposit has been made in this  
case. It is not clear that how this appeal can be*

*entertained in the absence of compliance of proviso to Section 43(5) of the Real Estate (Regulation and Development) Act, 2016.*

*Ms. Navneet Kaur prays for some time to make the pre-deposit in the aforesaid terms. One week's time is granted.*

*Adjourned to 01.05.2023.”*

2. Learned counsel for the appellant, today, submits that he has received no instructions from the appellant so far.

3. In view of the fact that pre-deposit has not been made, as mandated by the Real Estate (Regulation and Development) Act, 2016, the present appeal is not maintainable. Same is dismissed as such.

4. Copy of this order be sent to the parties/counsel for the parties and Haryana Real Estate Regulatory Authority, Gurugram.

5. File be consigned to the record.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Anil Kumar Gupta  
Member (Technical)

01.05.2023  
Manoj Rana