

**BEFORE THE HARYANA REAL ESTATE APPELLATE  
TRIBUNAL**

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Appeal No. 360 of 2021  
Date of Decision: 28.03.2023

M/s Vatika Limited, registered office at Unit No. A-002,  
VatikaINXT City Centre Ground Floor, Block A, Sector 83,  
Vatika India Next, Gurugram-122012, Haryana, INDIA.

Appellant

Versus

MS. Ashmia Ahlawat, R/o H.No. 20, Sector 15, Hisar-125001.

Respondent

**CORAM:**

**Justice Rajan Gupta  
Shri Inderjeet Mehta  
Shri Anil Kumar Gupta**

**Chairman  
Member (Judicial)  
Member (Technical)**

Present: Mr. Yashvir Singh Balhara,  
for the appellant.

**ORDER:**

**Rajan Gupta, Chairman:**

The present appeal is directed against the order dated 19.11.2020 passed in Complaint No. 6028 of 2019 by the Haryana Real Estate Regulatory Authority, Gurugram (hereinafter referred as, 'the Authority').

Appellant has deposited a sum of Rs. 21,61,017/-, which is deficit as per the report of the Registry. Pre-deposit in terms of proviso to Section 43(5) of the Real Estate (Regulation and Development) Act 2016, has not been made. Accordingly, the present appeal cannot be entertained and same is dismissed as such.

The amount of Rs. 21,61,017/- deposited by the appellant with this Tribunal to comply with the provisions of proviso to section 43(5) of the Real Estate (Regulation and Development) Act, 2016, along with interest accrued thereon, be sent to the learned Authority, Gurugram for disbursement to the appellant subject to tax liability, if any, according to law.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal  
Chandigarh

Inderjeet Mehta  
Member (Judicial)

Anil Kumar Gupta  
Member (Technical)

28.03.2023  
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