

BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL

Appeal No.170 of 2025 (O&M)

Date of Decision: .20.04.2026

BPTP Ltd. having registered office at OT-14, 3rd Floor, Next Door Parklands, Sector-76, Faridabad Haryana 121004

Appellant

Versus

1. Jasbir Singh Rikhi
2. Gurpreet Kaur Rikhi

Both residents of 224 (RPS DDA Flats) Sheikh Sarai, IJHASE-01, New Delhi 110017

Respondents

Coram:

Justice Rajan Gupta	Chairman
Shri Dinesh Singh Chauhan	Member (Technical)

Present: Mr. Hemant Saini, Advocate and
Ms. Neha, Advocate
Mr. Himanshu Monga, Advocate,
for the appellant.

Mr. Chandan Singh, Advocate,
for the respondents-Caveator.

O R D E R

RAJAN GUPTA, CHAIRMAN (ORAL):

Present appeal is directed against order dated 16.10.2024 passed by the Adjudicating Officer of the Authority¹ at Gurugram.

2. As per report from the Registry, there is deficit to the tune of Rs.30,90,953/- in the pre-deposit. In view of same, the appeal cannot be entertained and deserves outright dismissal. However, Mr. Saini submits that a settlement has been arrived at

¹ Haryana Real Estate Regulatory Authority, Gurugram

between the parties. He has produced a copy thereof. Same is taken on record. It appears that the said settlement deed is signed by the authorized signatory of the appellant-company as well as both the allottees and witnessed by one independent person, namely, Ms. Supriya Rai. As per Mr. Saini, the terms and conditions of the settlement are contained in Para 2.8 of the said settlement deed.

3. In view of above, Mr. Saini prays that he may be allowed to withdraw the instant appeal.

4. Without expressing any opinion on the settlement, if any, arrived at between the parties, it appears that no *lis* now survives in this appeal.

5. Dismissed as withdrawn,

6. The pre-deposit, which is deficit in nature, cannot be retained by this Tribunal. The same is hereby remitted to the concerned Authority to be disbursed to the parties as per their entitlement, after due verification as regards the factum of settlement. Needless to observe tax liability, if any, would apply.

7. Pending application(s), if any, also stands disposed of.

8. Copy of this order be sent to the parties, their counsel and the Authority below.

9. File be consigned to the records.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan
Member (Technical)

20.04.2026
Manoj Rana