

BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL

Appeal No.642 of 2025 (O&M)

Date of Decision: 01.05.2026

M/s. Sunrays Heights Pvt. Ltd. through its Authorized Representative. Registered Office at: 211, Ansal Bhawan, 16 K.G. Marg, New Delhi 110001.

Appellant

Versus

Arpita Yadav daughter of Shri Shiva Kant Verma, resident of House No.1274, Sushant Lok-1, Block-C, Gurugram 122002

Respondent

Coram:

Justice Rajan Gupta

Chairman

Present: Mr. Ankur Mittal, learned Senior Advocate assisted by Mr. Siddhanth Arora, Advocate, Ms. Kushaldeep Kaur, Advocate, Mr. Tushar Bahmani, Advocate for the appellant.

O R D E R

RAJAN GUPTA, CHAIRMAN (ORAL):

Present appeal is directed against order dated 07.05.2025 passed by the Authority¹ at Gurugram.

2. As per report from the Registry, there is deficit to the tune of Rs.5,08,941/- in the pre-deposit. In view of same, the appeal cannot be entertained and deserves outright dismissal. However, Mr. Mittal, learned Senior Advocate submits that a settlement has been arrived at 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

¹ Haryana Real Estate Regulatory Authority, Gurugram

of the appellant-company as well as the allottee and witnessed by one independent person, namely, Mr. Kapil Bisht.

3. In view of above, Mr. Mittal, learned Senior Advocate 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 Dismissed as withdrawn,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 and appearance of both the parties or their authorised representatives and 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

01.05.2026
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