

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

**Appeal No.1060 of 2025 (O&M)**

**Date of Decision: 22.07.2026**

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

Appellant

Versus

Syed Meraj Ahmad resident of 08.03.03, Shriram Chirping Woods, 12<sup>th</sup> Main Shubh Enclave, Harlur Road, Off Sarjapur Road, Bengaluru, Karnataka 560102

Respondent

**Coram: Justice Rajan Gupta Chairman**

Present: Ms. Neha, Advocate,  
for the appellant

**O R D E R**

**RAJAN GUPTA, CHAIRMAN (ORAL):**

Present appeal has been directed against order dated 11.04.2025 passed by the Authority<sup>1</sup>, Gurugram.

2. Appeal is not accompanied by requisite pre-deposit in terms of proviso to Section 43(5) of the Act<sup>2</sup>, thus, same cannot be entertained and deserves outright dismissal.

3. At this stage, learned counsel for the appellant has informed this Bench that there has been a settlement between the parties. She has produced a settlement deed. Same is taken on record. However, this Court does not feel the need to express any opinion on the terms of the settlement. Appeal is dismissed for non-compliance of pre-deposit in light of aforesaid provisions.

4. Copy of this order be sent to the parties/their counsel and Authority below.

5. File be consigned to the records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

22.07.2026  
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<sup>1</sup> Haryana Real Estate Regulatory Authority, Gurugram

<sup>2</sup> Real Estate (Regulation and Development) Act, 2016