

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

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**Appeal No.36 of 2025 (O&M)**

**Date of Decision: 02.07.2026**

Jubilant Malls Pvt. Ltd. having Registered Office at: B-418,  
New Friends Colony, New Delhi, 110025 second address at 9<sup>th</sup>  
Floor, ILD Trade Centre, Sohna Road, Sector 47, Gurugram  
Haryana 122018.

Appellant

Versus

1. Ajay Kumar
2. Vijay Kumar both residents of Near Post Office, Ward  
No.12, Village Pataudi, Gurugram 122503

Respondents

**Coram:**

<b>Justice Rajan Gupta</b>	<b>Chairman</b>
<b>Shri Dinesh Singh Chauhan</b>	<b>Member (Technical)</b>

Present: Mr. Vijay Partap Singh, Advocate,  
for the appellant.

**O R D E R**

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

In the instant appeal, as per report from the Registry, the appellant, in terms of proviso to Section 43(5) of the RERA Act, has deposited an amount of Rs.12,69,399/- out of total pre-deposit of Rs.32,70,528/-, therefore, Rs.20,01,129/- is still deficit. Sufficient opportunities have already been granted to the appellant to do the needful but the appellant has not taken any steps in this regard. In view of same, the appeal cannot be entertained and deserves outright dismissal. Accordingly, the appeal is dismissed in absence of complete pre-deposit.

2. The pre-deposit, which is deficit in nature as per report from the Registry, 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 culmination of the execution proceedings. Needless to observe, tax liability, if any, would apply.

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

4. File be consigned to the records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan  
Member (Technical)

02.07.2026  
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