

BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL

Date of decision: September 22, 2026

(1) CM No.1564 of 2025 in/and

Appeal No. 685 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, 2nd floor, Ansal Bhavan, 16, K. G. Marg, New Delhi-110001 through its Authorized Rep. Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, authorised vide Resolution dated 10.01.2025 (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572).

Appellant

Versus

Mandeep Chowdhary R/o E-108, Street 17/8, Sadh Nagar, Palam Colony.

Respondent

(2)

CM No. 1449 of 2025 in/and

Appeal No.25 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, 2nd floor, Ansal Bhavan, 16, K. G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572).

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Birdi Chand Khater, resident of G-68, First Floor South City-U,
Gurugram, Haryana-122018 (Mob. No. 9910112705, E-mail.
Bckhater@gmail.com)**

Respondent

(3)

CM No. 1552 of 2025 in/and

Appeal No.706 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized Representative vide resolution dated
10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No.
9873666572)**

Appellant

Versus

**Anuja Vijay R/o Govind Niketan Near Ashoka Talkies, Alwar,
Rajasthan-301001.**

Respondent

(4)

CM No. 1546 of 2025 in/and

Appeal No.707 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Pradeep Kumar Vijay R/o MNR Arcadia, Flat No. 603, Shanti Kunj, Alwar, Rajasthan-301001.

Respondent

(5)

CM No. 1566 of 2025 in/and

Appeal No.708 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Gaurav Antil R/o H. No. 373, Sector-15, Sonipat, Haryana-131001.

Respondent

(6)

CM No. 1558 of 2025 in/and

Appeal No.709 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Vimal Devi late Sh. Baikunth Singh through his LRs, R/o G-99, G Block, Third Floor, Som Bazar Road, Gali No. 13Rajapuri, Uttam Nagar, Delhi-110059.

Respondent

(7)

CM No. 1555 of 2025 in/and

Appeal No.710 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Rajiv Gupta, R/o 1634, Ground Floor, OtramLine,GTB Nagar, Mukherjee Nagar, North West Delhi-110009.

Respondent

(8)

CM No. 1290 of 2025 in/and

Appeal No.651 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Deepak Mathur, R/o B-27, Mahavir Vihar, Near Ram Johri Mandir,
Sector-1 Dwarka, New Delhi-110075.**

Respondent

(9)

CM No. 1474 of 2025 in/and

Appeal No.684 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Rashi Kapoor, R/o A-281, South City-1, Gurugram-122001.

Respondent

(10)

CM No. 1228 of 2025 in/and

Appeal No.688 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized

Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Ritika Jain R/o The HR Company, Ground Floor, 9B, Vipul Plaza, Sector-54Respondent

(11)

CM No. 1244 of 2025 in/and

Appeal No.689 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Vishruta Mattu R/o 705A, Beverly Park-1, Opp. DLF Phase-2, MG Road.

Respondent

(12)

CM No. 1451 of 2025 in/and

Appeal No.690 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Jai Prakash Sharma, R/o B-126, Paramount Golf Forest Villas, Opposite Zita-2, Greater Noida-U.P. 201306.

Respondent

(13)

CM No. 1522 of 2025in/and

Appeal No.692 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

**Aman Malhotra R/o B-001, Park View SPA Next, Sector-67,
Gurugram-122102.**

Respondent

(14)

CM No. 1502 of 2025 in/and

Appeal No.705 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Lalit Mohan R/o Q-417, South City-1, Gurugram-122001.

Respondent

(15)

CM No. 1561 of 2025 in/and

Appeal No.711 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, 2nd floor, Ansal Bhavan, 16, Kasturba Gandhi Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad,

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

**Amarnagar, Faridabad, Haryana, Authorized Representative vide
resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956,
Mob. No. 9873666572)**

Appellant

Versus

Smt. Munni Devi R/o 1634, Out Ram Line Gtb Nagar, Delhi.

Respondent

(16)

CM No. 1549 of 2025in/and

Appeal No.723 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)
Appellant**

Versus

**Abhishek Pratap Singh R/o A1/39, Phase-5, Aaya Nagar, New Delhi-
110047.**

Respondent

(17)

CM No. 1460 of 2025 in/and

Appeal No.725 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Rajendra Kumar R/o D-83, Phase-1, Aya Nagar, New Delhi-110047.

Respondent

(18)

CM No. 1525 of 2025 in/and

Appeal No.726 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Sitesh Sharma, R/o H. No.2/2 G-Block Prem Nagar Gali No.14,
Najafgarh, New Delhi-110043.**

Respondent

(19)

**CM No. 1457 of 2025 in/and
Appeal No.737 of 2025**

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized Representative vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Nikhil Kumar R/o 35-C, Pocket A-9, Gomti Apartments, Kalkaji Extension, New Delhi-110019.

Respondent

(20)

**CM No. 1247 of 2025In/and
Appeal No.830 of 2025**

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,

**Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Deepak Dani R/o H. No. 365, Sector 46, Faridabad, Near Sector 46
Market, Faridabad, Haryana-121010.**

Respondent

(21)

CM No. 1480 of 2025 in/and

Appeal No.833 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Savendra Vikram Singh R/o Ancient Group (4th Floor), Infotech
Centre, 14/2, Milestone, Old Delhi-Gurgaon Road, Gurgaon,
Haryana-122015.**

Respondent

(22)

CM No. 1234 of 2025 in/and

Appeal No.834 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Balraj Singh R/o Flat No. D2/30, FF, DLF Valley, Pinjore Kalka Urban Complex, Panchkula, Haryana-134102.

Respondent

(23)

CM No. 1249 of 2025 in/and

Appeal No.835 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Rahul Parashar R/o H. No. 10308, Street No.1, West Gorakh Park
Sahdara, New Delhi-110032.**

Respondent

(24)

CM No. 1236 of 2025 in/and

Appeal No.836 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Deepak Chhaparwal R/o B-34, Aggresan Nagar, Madanganj, Kishan garh, Ajmer Road, Rajasthan-305801.

Respondent

(25)

CM No. 1283 of 2025 in/and

Appeal No.838 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,

**Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Sachin Gupta R/o 32, Sanjay Nagar Colony, Opposite Railway
Station, Alwar, Rajasthan-301001**

Respondent

(26)

CM No. 1285 of 2025 in/and

Appeal No.837 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Suresh Kumar Gangwani R/o C-64, 2nd Floor, Rosewood City,
Sector 49, Near Eros City Sqaure Mall Gurgaon.122018, Gurgaon,
Haryana-122018.**

Respondent

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

(27)

CM No. 1238 of 2025 in/and

Appeal No.839 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Jatin Bansiwali R/o 24-C Pocket A-14 Himgiri Apartments Kalkaji Extn. New Delhi, New Delhi-110019

Respondent

(28)

CM No. 1291 of 2025in/and

Appeal No.840 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K. G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Rohit Gupta R/o C-300, Prakash Nagar, (Idgha) Dehradun Pin-
248001 Dehradun, Uttarakhand.**

Respondent

(29)

CM No. 1245 of 2025 in/and

Appeal No.842 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Sarita Agarwal R/o Raju Cloth Store A.T. Road, Chabua Distt. Dibrugarh, Assam-786184.

Respondent

(30)

CM No. 1240 of 2025 in/and

Appeal No.843 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,

**Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Manish Kumar Dhingra R/o H No 200, Ward no 15, Jacobpura, Near
Kalla Sansar, Gurgaon, Haryana-122006.**

Respondent

(31)

CM No. 1287 of 2025

In Appeal No.831 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, 2nd floor,
Ansal Bhavan, 16, Kasturba Gandhi Marg, New Delhi-110001
through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged
about 61 years, son of Ramashish Thakur, resident of H. No. 54f,
2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad,
Amarnagar, Faridabad, Haryana, Authorized Representative vide
resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956,
Mob. No. 9873666572)**

Appellant

Versus

**Promila R/o 879-B, HMT Colony, Sector-4, Kharar Mokali, Mohali,
Punjab-140301.**

Respondent

(32)

CM No. 1230 of 2025 in/and

Appeal No.857 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Anshul Agarwal R/o B-57, 1st Floor, Gagan Enclave, G T Road, Ghaziabad Ghaziabad, Uttar Pradesh-201001.

Respondent

(33)

CM No. 1232 of 2025 in/and

Appeal No.861 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Neeraj Kumar, R/o Lumileds India Pvt. Ltd., 9th Floor, Bldg. No. 9 B
DLF Cyber City, DLF Phase-3, Gurgaon, Haryana-122002.**

Respondent

(34)

CM No. 1250 of 2025 in/and

Appeal No.862 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

**Avnindra Kumar Singh R/o 57-A Saraswati Enclave Md Marg Gopal
Near Najafgarh, Najafgarh, New Delhi-110043.**

Respondent

(35)

CM No. 1483 of 2025 in/and

Appeal No.908 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

**Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Pradeep Kumar R/o H. No. 1686/3, Gali No. 12, Main Market, Near
Shiv Steel, Rajeev Nagar, Gurugram-122001.**

Respondent

(36)

**CM No. 1454 of 2025 in/and
Appeal No.910 of 2025**

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Anjali Singh R/o Flat no. 39, Amarpali Apartments, Patpargunj, IP
Extention, New Delhi-110092.**

Respondent

(37)

CM No. 1463 of 2025 in/and

Appeal No.911 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Anjali Grover R/o C-9, 606, 6th Floor, PWO Complex, Sector-43, Gurugram-122002.

Respondent

(38)

CM No. 1478 of 2025 in/and

Appeal No.912 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Shagufta Irkal, R/o House No. 648, 2nd Floor, Sector-17A,
Gurugram-122022.**

Respondent

(39)

**CM No. 1469 of 2025 in/and
Appeal No.913 of 2025**

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized Representative vide resolution dated
10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No.
9873666572)**

Appellant

Versus

**Kamlesh Sharma R/o C-44, Ground Floor, Ardee City, Sector-52,
Gurugram-122003.**

Respondent

(40)

CM No. 1466 of 2025 in/and

Appeal No.915 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Maina Devi R/o H. No.197 Bale Pradhan Wali Gali Village Khera Kalan Delhi, New Delhi-110082..

Respondent

(41)

CM No. 1475 of 2025 in/and

Appeal No.916 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

Manish Verma, R/o A-15, Vijay R

attan Vihar, Sec-15, Part-2, Gurgaon, Haryana-122022.

Respondent

(42)

**CM No. 1505 of 2025 in/and
Appeal No.917 of 2025**

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Rupa Kumari, R/o A-2/95, Phase-5, Mandir Marg, Aya Nagar, New Delhi-110047.

Respondent

(43)

CM No. 1472 of 2025in/and

Appeal No.919 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Amit Agarwal R/o 22, Balda Road, Nishant Ganj, Lucknow, Uttar Pradesh-226007.Respondent

(44)

CM No. 1615 of 2025 in/and

Appeal No.926 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized Representative vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Dheeraj Arora, R/o H. No. 1641, 1st Floor, Guru Teg Bahadur Nagar,
Outram Line, New Delhi-110009.**

Respondent

(45)

CM No. 1618 of 2025 in/and

Appeal No.928 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, 2nd floor,
Ansal Bhavan, 16, Kasturba Gandhi Marg, New Delhi-110001
through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged
about 61 years, son of Ramashish Thakur, resident of H. No. 54f,
2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad,
Amarnagar, Faridabad, Haryana, Authorized Representative vide
resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956,
Mob. No. 9873666572)**

Appellant

Versus

**Kuntal Bishnoi R/o 6E9, Jawahar Nagar, Meera Marg, Opposite
Indira Vatika, Sri Ganganagar, Rajasthan-335001.**

Respondent

(46)

CM No. 1612 of 2025 in/and

Appeal No.929 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of**

Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Shilpi Soni, R/o C-1102, 11th Floor, Times Residency, Sector-62&63, Gurugram-122098.

Respondent

(47)

CM No. 1621 of 2025 in/and

Appeal No.930 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Geetika Sharma R/o H.No. 29/4, Ward no.1, Mehrauli, New Delhi-110030.

Respondent

(48)

CM No. 1752 of 2025 in/and

Appeal No.940 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Chandra Kanta Sharma R/o H.No. 565/28, Gali No.10, Jyoti Park, Gurugram-122001.Respondent

(49)

CM No. 1743 of 2025 in/and

Appeal No.941 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

**Mitali Goyal, R/o H.No. B-104, IRWO Society, Sector-47,
Gurugram-122018.**

Respondent

(50)

CM No. 1798 of 2025 in/and

Appeal No.942 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

**Sahab Ram Tiwari R/o H. No. C/3/24, Aya Nagar, Extension,
Phase-IV-New Delhi-110047.**

Respondent

(51)

CM No. 1795 of 2025 in/and

Appeal No.943 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,

**Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Noopur Agarwal R/o A-96, Ground Floor, South City-2, Gurugram-
122018.**

Respondent

(52)

CM No. 1746 of 2025 in/and

Appeal No.947 of 2025

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal
Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized
Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of
Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33,
Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad,
Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar
Card No. 2223 7676 6956, Mob. No. 9873666572)**

Appellant

Versus

**Devid Kumar Sharma, R/o A-27, Phase-1, Aya Nagar, New Delhi-
110047.**

Respondent

(53)

CM No. 1749 of 2025 in/and

Appeal No.948 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Signatory Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

Versus

Mahesh Sharma, R/o 110, Tarun Enclave, Pitmapura, New Delhi-110034.

Respondent

(54)

CM No. 1801 of 2025 in/and

Appeal No.950 of 2025

M/s Sunrays Heights Pvt. Ltd. Registered office at 211, Ansal Bhavan, 16, K.G. Marg, New Delhi-110001 through its Authorized Rep. Mr. Rajesh Kumar Thakur Aged about 61 years, son of Ramashish Thakur, resident of H. No. 54f, 2nd Floor, Sector 30/33, Indraprastha Colony, Old Faridabad, Amarnagar, Faridabad, Haryana, Authorized vide resolution dated 10.01.2025. (Aadhar Card No. 2223 7676 6956, Mob. No. 9873666572)

Appellant

CM No. 1364 of 2025 in/and
Appeal No. 685 of 2025 and connected appeals

Versus

**Usha R/o H.No. 6E9, Jawahar Nagar, Meera Marg, Opposite Indira
Vatika, Sri Ganganagar, Rajasthan-235001.**

Respondent

(55)

**CM No. 5043 of 2025in/and
Appeal No.1377 of 2025**

**M/s Sunrays Heights Pvt. Ltd. Registered office at 211, 2nd floor,
Ansal Bhavan, 16, Kasturba Gandhi Marg, New Delhi-110001**

Appellant

Versus

**Aastha Arora R/o H.No. 1849, Sector 7D, Faridabad, Haryana-
121006.**

Respondent

(56)

**CM No. 5038 of 2025 in/and
Appeal No.1397 of 2025**

**M/s Sunrays Heights Pvt. Ltd. through its Authorised Rep.
Registered office at 211, 2nd floor, Ansal Bhavan, 16, Kasturba
Gandhi Marg, New Delhi-110001**

Appellant

Versus

Dheeraj Kumar, R/o Village VPO. Bupania (59), Jhajjar, HR-124507.

Respondent

CORAM:

Justice Rajan Gupta
Dinesh Singh Chauhan

Chairman
Member (Technical)

Present: Mr. Kunal Dawar, Senior Advocate assisted by
Mr. Rohit Kumar, Mr. Siddhant Arora,
Mr. Sakal Sikri and Mr. Tushar Bahmani, Advocates
for the appellant.

ORDER:

RAJAN GUPTA, CHAIRMAN

This order shall dispose of above-mentioned appeals, as common questions of law and facts are involved therein. However, the facts have been extracted from Appeal No.685 of 2025

2. In the accompanying appeal, challenge has been made to order dated 07.05.2025, passed by the Authority¹, operative part whereof reads as under:

“H. Directions of the Authority:

44. Hence, the authority hereby passes this order and issues the following directions under Section 37 of the Act to ensure compliance of obligations cast upon the promoter as per the functions entrusted to the authority under Section 34(f):

I. The respondent is directed to pay delay possession charges to the complainant against the paid-up amount at the prescribed rate of interest i.e. 11.10% p.a. for every month of delay from the due date of possession 16.03.2021 till offer of possession plus 2 months or actual handing over of possession whichever is earlier, as per proviso to Section 18(1) of the Act read with rule 15 of the Rules ibid.

II. The arrears of interest accrued so far shall be paid to the complainant within 90 days from the date of this order and

¹ Haryana Real Estate Regulatory Authority, Gurugram

interest for every month of delay shall be paid by the promoter to the allottee before 10th of the subsequent month as per Rule 16(2) of the Rules, ibid.

III. The complainant shall deposit the last demand raised by the respondent, if any outstanding remains after adjustment of the delayed possession charges.

IV. The rate of interest chargeable from the allottee by the promoter, in case of default shall be charged at the prescribed rate i.e. 11.10% by the respondent/promoter which is the same rate of interest which the promoter shall be liable to pay the allottee, in case of default i.e., the delayed possession charges as per Section 2(za) of the Act.

V. The respondent is directed to issue a revised statement of account after adjustment of delayed possession charges and other reliefs as per above within a period of 30 days from the date of this order. The complainants are directed to pay outstanding dues if any remains, after adjustment of delay possession charges within a period of next 30 days.

VI. The respondent is directed to handover the possession of the allotted unit to the complainant complete in all aspects as per specifications of buyer's agreement within one month from date of this order, as the occupation certificate in respect of the project has already been obtained by it from the competent authority.

VII. The respondent shall not charge anything from the complainant which is not part of the buyer's agreement and the provisions of the Affordable Housing Policy, 2013.

45. This decision shall mutatis mutandis apply to cases mentioned in para 3 of this order.

46. The complaints stand disposed of. True certified copy of this order shall be placed in the case file of each matter.

47. Files be consigned to the registry."

3. The appeal is accompanied with an application seeking waiver/exemption from the pre-deposit required to be made along with the appeal in view of proviso to Section 43(5) of the Act².
4. As per report from the Registry, the appellant-promoter is required to deposit Rs.10,98,928/- and there is deficit of Rs.07,99,434/-.
5. Pursuant to order dated 10.07.2026, report dated 14.09.2026 submitted by OSD (J) is on the same line.
6. The plea taken by the appellant-promoter is that as per the impugned order, outstanding dues are to be recovered from the respondent-allottee which have to be adjusted while computing the pre-deposit. Thus, proviso to Section 43(5) of the Act stands complied with.
7. In view of law laid down in **M/s Newtech Promoters and Developers Pvt. Ltd. v. State of UP, 2022(1) RCR (Civil) 367**, it is not possible to entertain an appeal which is not accompanied by the requisite pre-deposit. There is no provision for waiver or exemption of pre-deposit. Relevant paragraphs of the judgment are reproduced hereunder for ready reference:

"122. It may straightaway be noticed that Section 43(5) of the Act envisages the filing of an appeal before the appellate tribunal against the order of an authority or the adjudicating officer by any person aggrieved and where the promoter intends to appeal against an order of authority or adjudicating officer against imposition of penalty, the promoter has to deposit at least 30 per cent of the penalty amount or such higher amount as may be directed by the

²The Real Estate (Regulation and Development) Act, 2016

appellate tribunal. Where the appeal is against any other order which involves the return of the amount to the allottee, the promoter is under obligation to deposit with the appellate tribunal the total amount to be paid to the allottee, which includes interest and compensation imposed on him, if any, or with both, as the case may be, before the appeal is to be instituted."

123. The plea advanced by the learned counsel for the appellants is that substantive right of appeal against an order of authority/adjudicating officer cannot remain dependent on fulfilment of pre-deposit which is otherwise onerous on the builders alone and only the builders/promoters who are in appeal are required to make the pre-deposit to get the appeal entertained by the Appellate Tribunal is discriminatory amongst the stakeholders as defined under the provisions of the Act.

xxxx xxxx

125. The submission in the first blush appears to be attractive but is not sustainable in law for the reason that a perusal of scheme of the Act makes it clear that the limited rights and duties are provided on the shoulders of the allottees under Section 19 of the Act at a given time, several onerous duties and obligations have been imposed on the promoters i.e. registration, duties of promoters, obligations of promoters, adherence to sanctioned plans, insurance of real estate, payment of penalty, interest and compensation, etc. under Chapters III and VIII of the Act 2016. This classification between consumers and promoters is based upon the intelligible differentia between the rights, duties and obligations cast upon the allottees/home buyers and the promoters and is in furtherance of the object and purpose of the Act to protect the interest of the consumers vis-a-viz., the promoters in the real estate sector. The promoters and allottees are distinctly identifiable, separate class of persons

having been differently and separately dealt with under the various provisions of the Act."

8. Thus, we find no substance in the application. The issue raised in the application will ultimately depend on the final outcome of the appeal. However, interest of the allottee has to be secured in view of judgment in **M/s Newtech Promoters and Developers Pvt. Ltd's case (supra)**. For this reason, pre-deposit has to be made as calculated by the Registry. It also needs to be mentioned here that pre-deposit is kept in approved bank in fixed deposit and draws admissible rate of interest and is disbursed as per entitlement of the parties on final decision of the appeal. Thus, no prejudice is likely to be caused to either party.

9. In view of above, it is evident that there is no scope for hearing the appeal on merits, as the same is not maintainable due to deficit in pre-deposit. The application is, thus, dismissed. Consequently, the appeals are also dismissed.

10. The amount of pre-deposit made by the appellant-promoter in each appeal, along with interest accrued thereon, be remitted to the Authority for disbursement to the parties, as per their entitlement, subject to tax liability, if any.

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

12. Files be consigned to records.

Justice Rajan Gupta,
Chairman,
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan
Member (Technical)

September 22, 2026/mk