BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL

Appeal No.236 of 2023

Date of Decision: 13.10.2026

Vatika Limited, Unit A-002 INXT City Centre, Ground Floor Block A, Sector 83, Vatika India Next, Gurugram – 122 012.

--Appellant

Versus

1. Brig. Surender Singh Chhikara,
2. Mrs. Nisha Chhikara

Both R/o Flat No. 503, Pharohs Tower, Omaxe Nile Society, Uppal South End Estate, Sector 49, Gurugram – 122 018.

---Respondents

CORAM:

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

Present: Mr. Yashvir Singh Balhara, Advocate,
for the appellant.

Mr. Parvez Chugh, Advocate,
for the respondents.

O R D E R:

Rajan Gupta, Chairman (Oral):

During the pendency of the appeal, matter was referred to mediation with the consent of both the parties, wherein, following order was passed on 25.09.2026 :

> *"Counsel for the appellant-company has placed on record the Settlement Agreement dated 24.09.2026 along with copies of the post-dated cheques. The terms and conditions of the settlement have been recited in Para 1 of the settlement agreement.*
>
> *Since both the parties have arrived at a settlement and confirmed the factum of genuineness of the same, therefore, the matter may be listed before the Bench on 13.10.2026 for passing appropriate orders in view of the settlement."*

2. Stand of both the counsel is that parties would adhere to the terms of the Settlement Deed in letter and spirit.

3. Mr. Balhara submits, he may be allowed to withdraw the instant appeal and the amount of pre-deposit be refunded to the appellant.

4. The appeal is dismissed as withdrawn.

5. The pre-deposit amount along with interest accrued thereon be remitted to the concerned Authority to be disbursed to the parties as per their entitlement, after due verification as regards the factum of settlement, on appearance of the parties or their authorized representative(s). Needless to observe tax liability, if any, would apply.

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

7. File be consigned to the records.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan
Member (Technical)

13.10.2026
dg