



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

EXECUTION NO. 1166 OF 2024
IN
COMPLAINT NO. 2885 OF 2022

Rakhi Mittal

....DECREE HOLDER

VERSUS

Astrum Valur Homes Pvt. Ltd.

ICICI Bank through its Authorised Representative

....JUDGMENT DEBTORS

CORAM:	Parneet Singh Sachdev	Chairman
	Nadim Akhtar	Member
	Dr. Geeta Rathee Singh	Member
	Chander Shekhar	Member

Date of Hearing: 05.03.2026

Hearing: 4th

Present: Ms. Neetu Singh, Advocate, for the decree holder, through VC.
Mr. Shourya Mehra, Advocate, proxy for Mr. Shobhit Phutela, Advocate, for Judgement Debtor no.1 through VC.
Judgement debtor no. 2 (deleted vide order dated 22.04.2025).
Mr. Atul Goyal, Advocate, for Judgement Debtor no.3 through VC.

ORDER (PARNEET S SACHDEV- CHAIRMAN)

1. The case was listed for 17.11.2025 for arguments on objections and for filing reply by judgment debtor no.1 and 3 to application under Order XXI Rule 37 and 38 CPC of decree holder. However, as per the observations made by the Hon'ble High Court in CWP No. 14937 of 2024 titled M/s Vatika Ltd. versus Union of India and others, in its be placed before this Hon'ble Authority. Pursuant to the said observations and directions, the present case has been received from the Hon'ble Adjudicating Officer and is now taken up before this Hon'ble Authority for consideration today.
2. The present complaint is listed today, again for the same purpose.
3. However, today, proxy counsel, for the judgment debtor appeared through VC and submitted that an Application for withdrawal and Settlement Agreement has been filed in the registry on 02.03.2026. He

further submitted that the parties have amicably settled the matter vide Settlement Deed dated 03.10.2025.

4. Learned counsel for the decree holder also concurred with the statement made by the proxy counsel for the judgment debtor.
5. Perusal of the office record reflects that the Respondent has placed on record an Application for Withdrawal and Settlement Agreement dated 03.10.2025 on 02.03.2026.
6. The relevant part of the Withdrawal Application accompanying the Settlement Deed states as under:

"2. That it is humbly submitted that the Applicant / Judgement Debtor No. 1 seeks permission of this Ld. Authority to place on record the copy of the Withdrawal Letter dated July, 2025 as well as Copy of the Full and Final Settlement Agreement dated 03.10.2025. Copy of the Withdrawal Letter dated July, 2025 and Copy of the Final Settlement Agreement dated 03.10.2025 are being annexed herewith and marked as ANNEXURE R/A-1 and R/A-2.

3. That the aforesaid documents are essential for the final and effective disposal of the present case, as their consideration will enable this Ld. Authority to adjudicate the matter in its true and correct perspective.

4. That the present Application is being made in bona-fide and in the interest of justice.

5. That grave prejudice and irreparable harm would be caused to the Applicant/Judgement Debtor if the present Application is not allowed;

6. That no such similar application is pending before this Ld. Authority or any other court at the time of filing of the instant Application."

7. In view of the Settlement Deed dated 03.10.2025 placed on record and the statement made regarding amicable resolution of disputes, the application for withdrawal is allowed and the present execution proceedings stand **disposed of** as settled in terms of the Settlement deed. File be consigned to record room after uploading of order on the website of the Authority.


CHANDER SHEKHAR
[MEMBER]


DR. GEETA RATHEE SINGH
[MEMBER]


NADIM AKHTAR
[MEMBER]


PARNEET S SACHDEV
[CHAIRMAN]