

**BEFORE THE HARYANA REAL ESTATE APPELLATE TRIBUNAL**

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**Appeal No.703 of 2025 (O&M)**

**Date of Decision: 09.03.2026**

Advance India Projects Limited, having registered office at AIPL Business Club, 5<sup>th</sup> Floor, Golf Course Extension Road, Sector 62, Gurugram-122101

Appellant

Versus

1. Rajat Rana
2. Shanti Rana

Both residents of C-403, Unique Apartments, Plot No.38, Sector 6, Dwarka, New Delhi 110075

Respondents

**Coram: Justice Rajan Gupta**

**Chairman**

Present: Ms. Svetlana, Advocate,  
for the appellant-AIPL.

**O R D E R**

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

Present appeal is directed against order dated 10.12.2024 passed by the Authority<sup>1</sup> at Gurugram.

2. Today, when the case has been taken up for hearing, Ms. Svetlana submits that a settlement has been arrived at between the parties. She has produced a copy of the settlement deed dated 02.02.2026. Same is taken on record as Mark-‘A’. It appears that the said settlement deed is signed by the authorized representative of the appellant-company as well as both the allottees. Same has been witnessed by two independent persons, namely, Mr. Rohit Srivastava and Mr. Ashish Kumar Singh.

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

3. Without expressing any opinion on the settlement, if any, arrived at between the parties, it appears that no *lis* now survives in this appeal. Same is hereby disposed of.

4. Copy of this order be forwarded to the parties, their counsel and the Authority below.

5. File be consigned to the records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

09.03.2026  
Manoj Rana