

**BEFORE THE HARYANA REAL ESTATE APPELLATE  
TRIBUNAL**

---

**Appeal No.304 of 2023**

**Date of Decision: 10.02.2026**

M/s Alpha Corp Development Private Limited, Registered office at, Golf View Corporate Towers, 6<sup>th</sup> Floor, Tower A, Golf Course Road, Sector 42, Gurugram-122002

Appellant

Versus

Mange Ram Sangwan, R/o House No. 546, Sector 32, Karnal Haryana-132001.

Respondent.

**Coram:**

**Justice Rajan Gupta**

**Chairman**

**Dr. Virender Parshad**

**Member (Judicial)**

Present: Mr. Vikash Verma, Advocate with Mr.Keshav Singh, Director, for the appellant.

None for the respondent.

**ORDER:**

**RAJAN GUPTA, CHAIRMAN (oral)**

Present appeal is directed against order dated 28.09.2022, passed by the Authority<sup>1</sup>.

2. During the course of hearing of the appeal, this bench was apprised that a settlement had been arrived at between the parties. As a result, following order was passed on 23.12.2025.

*“Pursuant to order dated 01.12.2025, Mr. Keshav Singh, Director of the appellant-company is present in Court. Mr. Mange Ran Sangwan, respondent is also present in Court. Learned counsel on instructions from them submit that a settlement*

*has been arrived at between the parties and is likely to be reduced into writing shortly.*

*As per Mr. Vikash Verma, Advocate, appearing on behalf of the appellant submits that a Board Meeting is scheduled for 15.01.2026, wherein a final decision would be taken and no further deliberations may be necessary thereafter. Copy of the proceedings of the said Board Meeting, pertaining to this issue involved in the present case, shall be produced in the shape of affidavit before this Bench on the next date of hearing.*

*Both parties have also made a respective statement in this regard which are taken on record as Mark-‘A’ & Mark-‘B’.*

*To come up on 29.01.2026.”*

3. Today, learned counsel for the appellant seeks to place on record the affidavit of Mr. Keshav Singh, one of the Directors of the appellant-company (M/s Alpha Corp Development Pvt. Ltd.) along with a copy of the settlement agreement dated 28.01.2026. Same are taken on record. Relevant para of the affidavit is reads as under:

*“iv. As per the terms of the Agreement a demand draft bearing no. 022710 dated 27.01.2026 of Rs.1,23,90,118/- (i.e. Rs.1,29,87,053-Rs.5,96,935/- TDS deduction of under section 194A of the Income Tax Act 1961) in full satisfaction of the terms of settlement was handed over to the Respondent on 28.01.2026. A copy of the said Demand Draft with receiving of the respondent is annexed hwerewith as Annexure R-2.”*

5. Learned counsel for the appellant submits that the settlement agreement bears the signatures of the allottee namely Mange Ram Sangwan as well as the Authorised Representative of the appellant-company.

6. Mr. Verma prays that he may be allowed to withdraw the appeal.

7. Prayer is accepted.
8. Appeal is dismissed as withdrawn.
9. The amount of pre-deposit made by the appellant-promoter along with each appeal in terms of proviso to Section 43(5) of the Act, 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.
10. Copy of this order be sent to the parties/their counsel and the Authority.
11. Files be consigned to records.

Justice Rajan Gupta  
Chairman  
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad  
Member (Judicial)

10.02.2026  
Rajni