HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Website: www.haryanarera.gov.in

Execution No. 640 of 2026

In

Complaint No. 1856 of 2024

Chetna Anand And Another ....Decree Holders

VERSUS

1. Astrum Value Homes Pvt. Ltd.
2. Stanza Developers & Infrastructure Pvt. Ltd.

....Judgment Debtor(s)

CORAM:	**Parneet S Sachdev**	**Chairman**
	Nadim Akhtar	**Member**
	Chander Shekhar	**Member**

Date of Hearing: 17.09.2026

Hearing: 1st hearing

Present: - Ms.Rupali Verma, counsel for the decree holder through VC.
Mr. Shourya Mehra, counsel for the judgment debtor no.1 through VC.

ORDER (PARNEET SINGH SACHDEV - CHAIRMAN)

1. Today is the first hearing in the matter.

2. As per office report, notices issued to judgment debtors no. 1 & 2 were returned back undelivered.

3. Today, Mr. Shourya Mehra appeared and accepted notice on behalf of Judgment Debtor No. 1.

4. Learned counsel for the Judgment Debtor further submitted that the parties have amicably settled the dispute and he has already filed an application for withdrawal as well as settlement deed dated 16.06.2026 on 11.08.2026.

5. Ld. counsel for the decree holder submitted that if the settlement deed has already been filed, the same may be taken on record.

6. On perusal of the office record, it is revealed that the Judgment Debtor has filed an application on 11.08.2026 seeking to place on record the Settlement Deed dated 16.06.2026 and for withdrawal of the present proceedings.

7. The application accompanying the withdrawal letter and Settlement Deed states as under:

> *"1. That the Applicant is the Judgement Debtor No. 1 in the captioned matter bearing No. EXE-640-2026 IN CC-1856-2024, which is pending adjudication before this Ld. Haryana Real Estate Regulatory Authority (hereinafter referred as "Ld. Authority").*
> *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 16.06.2026 as well as Copy of the Full and Final Settlement Agreement dated 16.06.2026. Copy of the Withdrawal Letter dated 16.06.2026 and Copy of the Final Settlement Agreement dated 16.06.2026 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 the Ld. Authority to dispose of the matter in light of the aforementioned documents.
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.That the present execution petition is pending before the Hon'ble Authority, Panchkula and is now listed on 05.03.2026 for further proceedings."

8. In view of the withdrawal application dated 16.06.2026 filed on behalf of the decree holders and the Settlement Deed dated 16.06.2026 placed on record, the present execution proceedings stand **disposed of** as settled. File be consigned to record room after uploading of order on the website of the Authority.

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CHANDER SHEKHAR
[MEMBER]

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NADIM AKHTAR
[MEMBER]

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PARNEET S SACHDEV
[CHAIRMAN]