

Emaar India Ltd.
Vs.
Daljeet Singh Khurana
Appeal No.79 of 2022

Present: Ms. Ankita Chaudhary, Advocate,
Mr. Rohit Sangam, Advocate,
for the appellant.

Mr. Daljeet Singh Khurana-Respondent in person
(In appeal no. 79 of 2022)

Mr. Harshit Joon, Advocate,
(In appeal no. 80, 83, 28 of 2022)

Mr. Ambhanshu Sahni, Advocate
for respondent No.2 (In appeal no. 644 of 2021).

Mr. Anjanpreet Singh, Advocate,
for respondents.
(In appeal nos.27, 61 of 2022).

Ms. Hargun Sandhu, Advocate,
for the respondent. (In Appeal No.54 of 2022).

Mr. Parikshit Goyal, Advocate,
for the respondent. (In Appeal No.48 of 2022).

Mr. G.D. Kaushik, Advocate
for the respondent (In appeal No. 57 of 2022).

Mr. Arun Kumar Anand-Respondent in person
(In appeal No.55 of 2022).

Mr. Sandeep Singh Khunger, Advocate,
Mr. K.S. Brar, Advocate
for the respondent (In Appeal No.39 of 2022).

Ms. Pallavi Attoria, Advocate,
for the respondents. (In appeal No. 49 of 2022).

Mr. Nishant Bhardwaj, Advocate,
for the respondent. (In Appeal No.54 of 2022).

Mr. Arvind K. Bangar, Advocate,
for respondents (In Appeal No.38, 73, 68 of 2022).

Mr. Arun Kumar Anand,
Respondent in person (in Appeal No. 55 of 2022)

Mr. G.D. Kaushik, Advocate,
for the respondent. (in Appeal no. 57 of 2022)

Mr. Shubham Kaushik, Advocate,
for the respondent (In Appeal no. 59 of 2022)

Mr. Amandeep Singh, Advocate,
for the respondent (In Appeal No. 61, 66 of 2022)

Mr. Akshat Mittal, Advocate
for the respondents. (In appeal No.72 of 2022).

None for respondent in Appeal no. 48 of 2022.

In this Bunch of appeals, the matters have been taken up for hearing today.

Admittedly, all allottees, except those in Appeal Nos. 38 of 2022 & 66 of 2022 are not in possession.

As per the stand taken by learned counsel for the appellant-promoter, the company is ready to hand over possession to these allottees as well subject to final outcome of the issues raised in the appeals.

In view of above, liberty to explore the possibility of amicable settlement is granted in view of the enabling provisions contained in Section 32(g) of the Real Estate (Regulation & Development) Act, 2016 and judgment passed by the Hon'ble Supreme Court in case of "Forum for People's Collective Efforts (FPCE) v. State of West Bengal and another". The company shall also be at liberty to make earnest efforts to hand over possession to the allottees.

Mediation be held between the parties on 18.05.2026 at 11:00 A.M. sharp before one of us. Both parties shall remain present, either personally or through their authorised representatives, physically or through virtual mode.

It is made clear that as the matter has been referred to mediation with the consent of the parties, in case any of the parties fails to appear, this Court shall impose punitive costs.

File be put up on the administrative side.

Photocopy of this order be placed in the aforesaid files of the Appeals.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dinesh Singh Chauhan
Member (Technical)

08.05.2026/Rajni