

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

Present: Mr. Kunal Dawar, Advocate, along with
Ms. Tanika Chaudhary, Advocate,
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 and 60 of 2022).

Ms. Mehak Sawhney, Advocate,
for respondents (In Appeal No.38, 68 & 73 of 2022).

Ms. Srishti, Advocate for
Mr. Sandeep Singh Khunger, Advocate,
for the respondent (In Appeal No.39 of 2022).

Mr. Amrinder Singh, Advocate
for the respondents. (In appeal No. 49 of 2022).

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

Mr. G.D. Kaushik, Advocate along with
Mr. Arun Kumar Yadav, Advocate,
for the respondent (In appeal No. 57 of 2022).

Mr. Yashvir Singh Balhara, Advocate
for the respondent (In appeal No.59 of 2022).

Mr. Amandeep Singh, Advocate along with
Mr. Arshpreet Singh, Advocate,
for the respondent (In appeal No. 61 of 2022).

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

None for the respondents.
(In appeal Nos. 54 & 66 of 2022).

Admittedly, in this bunch of appeals, most of the allottees are in possession and conveyance deed has been executed in their favour

In view of the enabling provisions contained in Section 32(g) of the RERA Act 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"*, a query has been put to counsel for the parties whether they are ready to explore the possibility of amicable settlement. Their answer is in the affirmative.

Mr. Dawar submits that earnest efforts shall be made to settle the matter with the allottees and a lump sum offer shall be given to them. In such eventuality, pre-deposit amount be returned to the appellant-company.

As counsel for the allottees are not averse to the aforesaid proposal, one opportunity is granted to the parties to explore the possibility of amicable settlement.

This Bench shall be apprised of further progress, if any, on the next date of hearing.

List on 15.01.2026.

Photocopy of this order be placed in files of aforesaid appeals.

Justice Rajan Gupta
Chairman
Haryana Real Estate Appellate Tribunal

Dr. Virender Parshad
Member (Judicial)

Dinesh Singh Chauhan
Member (Technical)

13.10.2025
Manoj Rana