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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

I.A. 20868/2025

IN

+ CS(OS) 144/2025

PRANAV GUPTA

.....Plaintiff

Through: Mr. Sanjay Sehgal and Mr. Anil Kumar, Advocates

versus

MAX ESTATES 128 PVT LTD & ORS.

.....Defendants

Through: Mr. Vinon Kapoor, Advocate for D-1
Mr. Vivek Vidyarthi, Mr. Suvigya Vidyarthi, Mr. Nishchay Choudhary, Mr. S. Vidyarthi, Ms. Apoorva Singh, Ms. Samriddhi Shukla and Mr. Yash Dangwal, Advocates for D-2
Mr. Sanjay Bansal, Ms. Swati Bansal, Mr. Manoj Pandey, Ms. Vaishali Gupta and Ms. Ayushi Bansal, Advocates for D-3.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

26.08.2025

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1. This application has been filed on behalf of the defendant no.3 for taking on record a settlement agreement dated 13th August, 2025. The settlement agreement has been filed along with the application, which bears the signatures of the plaintiff and defendant no.3. The principal terms of the settlement agreement, as given in paragraph 6 of the application, are set out



below:

“6. That under the Settlement Agreement, the Plaintiff has expressly:

o confirmed joint receipt of the full and final sale consideration;

o affirmed that he has no subsisting right, title, interest, or claim against Defendant No.3 or Defendant No.1 with respect to the suit property;

o undertaken to withdraw CS(OS) 144/2025 and not pursue any reliefs against Defendant Nos. 1 and 3; while reserving his liberty, if any, to pursue remedies against Defendant No.2 (Rakesh Gupta).”

2. The aforesaid settlement agreement is taken on record.
3. In view of the aforesaid settlement, the plaintiff seeks to withdraw the present suit with liberty to file a fresh suit against defendant no.2.
4. The suit is dismissed as withdrawn with the aforesaid liberty.
5. All the interim orders passed in the suit stand vacated.
6. In view of the fact that the matter has been settled at an initial stage, the Registry is directed to issue a certificate of refund of 50% of the Court Fees in favour of the plaintiff, in terms of Section 16A of the Court Fees Act, 1870.

AMIT BANSAL, J

AUGUST 26, 2025

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