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IN THE HIGH COURT OF DELHI AT NEW DELHI

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ARB.P. 406/2026, I.A. 6278/2026 & I.A. 6279/2026

SHRI AJAY SINGH

.....Petitioner

Through: Mr. Tarun Gulia, Mr. Siddharth, Mr.
Prabhakar Singh, Mr. Ayush Rana &
Mr. Rohit Choudhary, Advs.

versus

M/S. PAHUJA HOMES PVT. LTD & ANR.Respondents

Through: Mr. S.K. Sachdeva, Adv.

CORAM:

HON'BLE MR. JUSTICE AVNEESH JHINGAN

ORDER

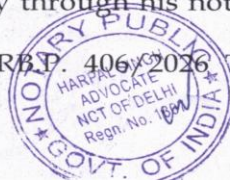
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10.04.2026

1. Learned counsel for the parties submit that the matter has been settled.
2. The settlement agreement dated 31.03.2026 is on record. The terms of the settlement are reproduced below:

1. The First Party will pay a total sum of Rs.30,00,000/=(Rupees Thirty Lakh only) to the Second Party as full & final settlement amount towards the entire settlement (all inclusive) in respect to Property bearing No. D-37 measuring 292.465 Square Meters, situated in the lay-out plan of Malviya Nagar Extension Residential Scheme, in the colony known as Saket, New Delhi, arising out of construction agreement dated 20/05/2024 and sale transaction i.e Agreement to sell dated 20/05/2024 and GPA (general power of attorney) dated 20/05/2024 duly registered on 21/05/2024 and the dispute sought to be raised by the Second Party through his notices dated 12/12/2025 and 12/01/2026 and the ARB.P. 406/2026 Titled "Ajay Singh V.

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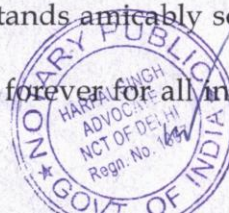


Pahuja Homes Pvt. Ltd. & Anr.” and disputes sought to be raised therein as well, in full & final settlement.

2. That out of the aforesaid settlement amount of Rs.30,00,000/= (Rupees Thirty Lakh only), the First Party has paid a sum of Rs.5,00,000/= (Rupees Five Lakh only) to the Second Party vide Cheque No. 002296, dated 03.04.2026, drawn on HDFC BANK, Malviya Nagar Branch, Delhi, the receipt of which is hereby admitted, acknowledged and

confirmed by the Second Party having received from the First Party in token of his acceptance to the terms & conditions of the present settlement. The balance amount of Rs.25,00,000/= (Rupees Twenty-Five Lakh only) will be paid vide Cheque No. 002297, dated 10.04.2026, drawn on HDFC BANK, Malviya Nagar Branch, Delhi, on 10/04/2026 (next date of hearing) before the Hon. High Court of Delhi and both the parties will remain present (in person) and record their respective statements before the Court.

3. In pursuance to the said settlement, the Second Party has unconditionally withdrawn both the aforesaid notices dated 12/12/2025 and 12/01/2026 and respective claims made therein and the Second Party declares and assures the First Party that all his grievances and claims stands amicably settled and satisfied with the First Party absolutely & forever for all intents & purposes. Similarly,

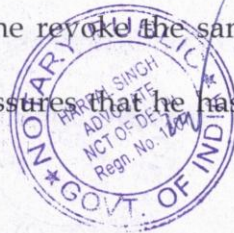




the dispute and claim made in the Arbitration Petition being ARB.P. 406/2026 Titled "Ajay Singh V. Pahuja Homes Pvt. Ltd. & Anr." also stands settled absolutely & forever with the First Party and the Second Party shall not press any claim against the First Party or its Directors. Further upon the balance payment of Rs.25,00,000/= (Rupees Twenty-Five Lakh only) to the Second Party on 10/04/2026, the ARB.P. 406/2026 Titled "Ajay Singh V. Pahuja Homes Pvt. Ltd. & Anr." Will be disposed of in terms of the present settlement or dismissed as withdrawn/satisfied.

4. The Second Party further declares and assures the First Party that with receipt of aforesaid settlement amount, all his disputes and claims stands satisfied and settled absolutely & forever and he is left with no grievance or claim of whatsoever nature including but not limited to the aforesaid two notices and under Arbitration Petition.
5. The Second Party further declares and assures the First Party that though under the notice dated 12/01/2026 he has sought to revoke/cancel the General Power of Attorney dated 20/05/2024 (registration date 21/05/2024), but with the withdrawal of the notice dated 12/01/2026 the said GPA is not revoked and is valid, subsisting and operative, nor shall he revoke the same in future. The Second Party also declares and assures that he has not executed/registered

[Signature]



[Signature]



any Indenture of Revocation of GPA before the Office of the concerned Sub Registrar till date and therefore the said General Power of Attorney dated 20/05/2024 (registration date 21/05/2024) is valid, legal, operative and subsisting and the Second Party has no objection if the same is acted upon and used by the First Party for selling, conveying, and transferring the property and parts/portions thereof to the prospective buyers.

6. That the Second Party further admits, declares and assures that neither he nor his legal heirs or any other person (claiming through him), is left with any rights, title, interest, lien, charge or claim of any nature in/against property bearing No. D-37 measuring 292.465 Square Meters, situated at Saket New Delhi or any part/portion thereof and/or its construction and the same vests with the First Party only. Further the Second Party has no concern whatsoever with the aforesaid property and he will not visit the property. It is further agreed that nothing belonging to the Second Party is lying in the said property.

7. That the Second Party further admits, declares and assures and undertakes that he shall not press or raise any monetary claim or rights/interest against the First Party or qua/in respect to the above said property hereafter/in future on any account including any taxes,



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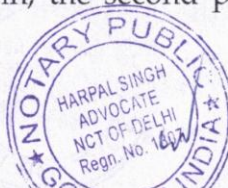


GST or penalty of any kind. The Second Party also admits, declare and assure that nothing is now due against First Party on any account whatsoever.

8. That the First Party hereby confirms and acknowledges that he has withdrawn the police complaint bearing DD No. 42A dated 17.01.2026, registered at Police Station Saket, filed against the Second Party in connection with the said property, and undertakes not to pursue the same or initiate any further proceedings in respect thereof in future.

9. That the present settlement is irrevocable and binding upon the parties and cannot be unilaterally withdrawn, challenged or altered by any of the parties. The settlement arrived at between the parties voluntarily out of their own free sweet will, volition and choice and without any compulsion, coercion, force, fraud or misrepresentation. Therefore, the settlement so arrived at is lawful and binding upon the parties and their legal heirs/representatives. The parties declare and admit that they are fully satisfied with the settlement, therefore, all differences and dispute have come to an end absolutely & forever. Further, in view of the mutual & amicable settlement so arrived at between the parties so recorded herein, the second party has been left with no

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grievance or claim against the first party and/or in respect to the above said property and shall not press any claim against them in future.

10. The parties undertake not to do any acts, deed or thing, which may in any manner contravene the terms of the settlement. The parties undertake to abide by the terms and conditions orally agreed upon/settled and now set out in this settlement and not to dispute or reopen and/or challenge the same hereafter in future.

IN FAITH AND TESTAMONY, the parties hereto have set their respective hands, on these presents at New Delhi, on the day, month and year first above mentioned, in the presence of their respective Counsels, who have appended their signatures to these presents in token of their consent and acceptance to the settlement.

3. A cheque bearing No.002297 dated 10.04.2026 drawn on HDFC Bank, Malviya Nagar Branch, Delhi of Rs.25,00,000/- in pursuance to the settlement agreement is handed over by the learned counsel for the respondents to the learned counsel for the petitioner in court today.
4. In terms of the settlement arrived at between the parties, the petition is disposed of.

AVNEESH JHINGAN, J

APRIL 10, 2026
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