

ITEM NO.5

COURT NO.3

SECTION XVII-A

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Civil Appeal No(s).10856/2016

BHUPINDER SINGH

Appellant(s)

VERSUS

UNITECH LTD. & ORS.

Respondent(s)

IA No. 50055/2023 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 286583/2024 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 28098/2023 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 286435/2024 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 9494/2022 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 257541/2024 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 6512/2021 - APPROPRIATE ORDERS/DIRECTIONS
 IA No. 80010/2024 - CLARIFICATION/DIRECTION
 IA No. 293716/2024 - CLARIFICATION/DIRECTION
 IA No. 84255/2020 - INTERVENTION APPLICATION
 IA No. 80008/2024 - INTERVENTION APPLICATION
 IA No. 234374/2023 - INTERVENTION/IMPLEADMENT
 IA No. 293714/2024 - INTERVENTION/IMPLEADMENT
 IA No. 261621/2024 - INTERVENTION/IMPLEADMENT
 IA No. 29922/2021 - INTERVENTION/IMPLEADMENT
 IA No. 171096/2024 - INTERVENTION/IMPLEADMENT

WITH

SLP(Crl) No. 5978-5979/2017 (II-C)

IA No. 115357/2022 - APPROPRIATE ORDERS/DIRECTIONS

Date : 16-01-2025 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SURYA KANT

HON'BLE MR. JUSTICE NONGMEIKAPAM KOTISWAR SINGH

Amicus Curiae (s) Mr. Pawanshree Agrawal, AOR

For Appellant(s) : Mr. N Venkatraman, A.S.G.
 Ms. Anubha Agrawal, AOR

Mr. Deepak Goel, AOR
 Mr. Kumar Kartikay, Adv.
 Ms. Purvi Goyal, Adv.
 Ms. Neelu Sharma, Adv.
 Mr. Karthik Hooda, Adv.
 Mr. E Vinay Kumar, Adv.
 Mr. Himanshu Singh Dhillon, Adv.
 Mr. Pardeep Dahiya, Adv.

Ms. Ranjeeta Rohatgi, AOR

Mr. Varun K. Chopra, Adv.

For Respondent(s)/ Applicant(s) Mr. N Venkatraman, A.S.G.
Ms. Anubha Agrawal, AOR

Mr. Nikhil Nayyar, Sr. Adv.
Ms. Pritha Srikumar Iyer, AOR
Mr. Arun Sri Kumar, Adv.
Mr. Naveen Hegde, Adv.
Ms. Anwesha Singh, Adv.

Mr. Varun K. Chopra, Adv.

Mr. K.M. Natraj, A.S.G.
Mr. Mukesh Kumar Maroria, AOR
Mrs. Suhasini Sen, Adv.
Mr. T.A. Khan, Adv.
Mrs. Chinmayee Chandra, Adv.
Mr. Siddhant Kohli, Adv.
Mr. Anuj Srinivas Udupa, Adv.
Mr. Annirudh Sharma II, Adv.

Mr. Lokesh Sinhal, Sr. A.A.G.
Mr. B.K. Satija, A.A.G.
Mr. Samar Vijay Singh, AOR
Mr. Nikunj Gupta, Adv.
Ms. Himanshi Sakhya, Adv.
Mr. Fateh Singh, Adv.
Ms. Sabarni Som, Adv.
Ms. Aakanksha, Adv.
Mr. Rajat Sinha Roy, Adv.

Mr. Brijesh Kumar Tamber, AOR

Mr. P R Ramasesh, Adv.
Mr. Sanuj Das, Adv.
Mr. Nihant Panicker, Adv.
Mr. Brijesh Kalappa, Adv.
Ms. Divya Nair, Adv.
Mr. Ankolekar Gurudatta, AOR

Mr. Rajan Chawla, AOR

Ms. Mrinal Gopal Elker, AOR

Ms. Awantika Manohar, AOR

M/S. Tas Law, AOR
Mr. Utsav Trivedi, Adv.
Ms. Shivani Bhushan, Adv.

Ms. Manjula Gupta, AOR
Mr. Prem Sunder Jha, Adv.

Mrs. B. Sunita Rao, AOR
Mr. Anurag, Adv.
Mr. Gunmaya S Mann, Adv.

Ms. Aswathi M.k., AOR
Mr. Sujoy Chatterjee, AOR
Mr. Gaurav Goel, AOR

Mr. Rahul Kumar, Adv.
Mr. Navneet Sarin, Adv.
Mr. Vishesh Kumar, Adv.
Mr. Shubham Sethi, Adv.
Mr. Dharmendra Kumar, Adv.
Mr. Jay Kishor Singh, AOR

Mr. Arjun Harkauli, AOR

Ms. Preeti Singh, AOR

Mr. Siddharth, AOR

Ms. Rohini Prasad, AOR

Mr. A. Venayagam Balan, AOR

Mr. Sumit R. Sharma, AOR

Ms. Meera Mathur, AOR
Mr. Anand Sukumar, Adv.
Mr. S. Sukumaran, Adv.
Mr. Bhupesh Kumar Pathak, Adv.
Mrs. Ruche Anand, Adv.

Ms. Misha Rohatgi, AOR

Mr. Rajesh Kumar Gautam, AOR
Mr. Anant Gautam, Adv.
Mr. Deepanjali Choudhary, Adv.
Mr. Dinesh Sharma, Adv.
Ms. Likivi Jakhalu, Adv.

Mr. Suryaprakash V.Raju, A.S.G.
Mr. Zoheb Hussain, Adv.
Mr. Annam Venkatesh, Adv.
Mr. Vivek Gurnani, Adv.
Mr. Arvind Kumar Sharma, AOR
Ms. Shweta Desai, Adv.
Ms. Nidhi Saini, Adv.

Ms. Akshita Choubey, Adv.

Mr. Arup Banerjee, AOR

Mr. Vishal Arun, AOR

Mr. P. R. Rajhans, Adv.

Mr. Amarnath Gupta, Adv.

Mr. Sudheesh K. K., Adv.

Mrs. Sanooja M., Adv.

Mrs. Sampa Sengupta Ray, Adv.

Mr. Dileep Kumar Dubey, Adv.

Mr. Basava Prabhu S. Patil, Sr. Adv.

Mr. Samir Malik, AOR

Mr. Samir Malik, Adv.

Ms. Nikita Choukse, Adv.

Mr. Tushar Mathur, Adv.

Ms. Himani Yadav, Adv.

Mr. Kausar Raza Faridi, AOR

Mr. Fuzail Ahmad Ayyubi, AOR

Mr. Ibad Mushtaq, Adv.

Ms. Akanksha Rai, Adv.

Ms. Gurneet Kaur, Adv.

Mr. Amit Sharma, AOR

Ms. Niharika Ahluwalia, AOR

Mr. R. C. Kaushik, AOR

M/S. Gagrath And Co, AOR

Mr. Ujjwal A. Rana, Adv.

Mr. Himanshu Mehta, Adv.

Mr. S. Udaya Kumar Sagar, AOR

Mr. Chandan Kumar, AOR

Mr. Saurabh Ajay Gupta, AOR

Mr. K.M. Natraj, A.S.G.

Mr. Mukesh Kumar Maroria, AOR

Mrs. Suhasini Sen, Adv.

Mr. T.A. Khan, Adv.

Mrs. Chinmayee Chandra, Adv.

Mr. Siddhant Kohli, Adv.

Mr. Anuj Srinivas Udapa, Adv.

Mr. Annirudh Sharma Ii, Adv.

Mr. Preshit Vilas Surshe, AOR

Mr. Rajesh Kumar Chaurasia, AOR

Mr. Jaideep Singh Sethi, Adv.

Ms. Soni, Adv.
 Mr. Onkar Prasad, Adv.
 Mr. Rajan Kumar Chourasia, Adv.
 Mr. Sunil Kumar Tomar, Adv.

Mr. Sunil Kumar Verma, AOR
 Mr. Manish Kumar Gupta, AOR
 Mr. Kamal Mohan Gupta, AOR
 Ms. Neha Sharma, AOR

Mr. Yashraj Singh Bundela, AOR
 Mr. Shashwat Parihar, Adv.
 Mr. Rohan Singla, Adv.
 Ms. Saloni, Adv.

Dr. Surender Singh Hooda, AOR

Mr. Abdul Azeem Kalebudde, AOR
 Mrs. Taherabi Kalebudde, Adv.

Ms. Nandita Rao, Adv.
 Mr. Jai Shankar, Adv.
 Mr. Manoj Kumar Makhija, Adv.
 Mr. Sanjeev Gupta, Adv.
 Ms. Bhanu Kapoor, Adv.
 Mr. Thomas Oommen, AOR

M/S. Kmnp Law Aor, AOR

Mr. Mahesh Jethmalani, Sr. Adv.
 Mr. Sameer Jain, Adv.
 Mr. Suvigya Awasthy, Adv.
 Ms. Gunjan Mangala, Adv.
 Mr. Vivek Joshi, Adv.
 Mr. Deepesh Raj, Adv.
 Mr. Soayib Qureshi, AOR

Mr. Rameshwar Prasad Goyal, AOR
 Mr. Ravindra Bana, AOR
 Mr. Aakarsh Kamra, AOR
 Mr. Tarun Gupta, AOR
 Mr. Soumya Dutta, AOR

Mr. R K Pandey, Adv.
 Mr. Atul Sharma, AOR

Ms. Sunieta Ojha, AOR
 Mr. Rajeev Kumar Panday, Adv.
 Ms. Vasudha Priyansha, Adv.
 Ms. Divita Vashisht, Adv.
 Ms. Divita Vashisth, Adv.

Mr. Gaurav Bahl, Adv.
Mr. Sudhansu Palo, AOR
Dr. Joginder Singh Berwal, Adv.
Mr. Vijay Mittal, Adv.
Mr. Rakesh Kumar Palo, Adv.
Ms. Damyanti Juneja, Adv.
Mr. Rajesh Palo, Adv.

Mrs. Geetha Kovilan, AOR

Ms. Jasmine Damkewala, AOR
Mr. Sidharth Barua, Adv.
Ms. Vaishali Sharma, Adv.
Mr. Divyam Khera, Adv.
Mr. Adavit Joshi, Adv.

Mr. Sandeep Malik, Adv.
Mr. Sushil Kumar Singh, Adv.
Mr. Satpal, Adv.
Mr. Bhim Kishore, Adv.
Mr. Lokdeep Mourya, Adv.
Mr. Subhash Siyag, Adv.
Mr. Pranav Kumar, AOR

Mr. Sarad Kumar Singhanian, AOR

Mrs. Aarthi Rajan, AOR

Mr. Raja Chatterjee, Adv.
Mr. Piyush Sachdev, Adv.
Mr. Idrish, Adv.
Ms. Anupama Gupta, Adv.
Ms. Riya Dutta, Adv.
Mr. Adeel Ahmed, AOR
Mr. Md Gouse Muddin Khan, Adv.

Ms. Anushri Singh, Adv.
Ms. Rashmi Singh, AOR

Mr. Sanyat Lodha, AOR

Ms. Ritu Rajkumari, Adv.
Mr. Kripa Shankar Prasad, AOR
Ms. Snigdha Tripathi, Adv.

Mr. Yadav Narender Singh, AOR

Mr. Pranab Prakash, AOR

Mr. K. K. Mohan, AOR

Mr. Omprakash Ajitsingh Parihar, AOR

Mr. Nishit Agrawal, AOR

Mr. Mayank Goel, AOR

Mrs. B. Sunita Rao, AOR

Mr. Anurag, Adv.

Mr. Gunmaya S Mann, Adv.

Mr. Sumit Kumar, AOR

Mr. A. Radhakrishnan, AOR

M/S. S-legal Associates, AOR

Mr. Bhoopesh Pandey, Adv.

Mr. Bharat Bhushan Mishra, Adv.

Ms. Saumya Mishra, Adv.

Mr. Arun Kumar Shukla, Adv.

Mr. Bhavya Goyal, Adv.

Ms. Nidhi Jain, Adv.

Dr. Vinod Kumar Tewari, AOR

Mr. Atul Kumar, AOR

Mr. Neeraj Kumar Gupta, AOR

Mr. Ansar Ahmad Chaudhary, AOR

Dr. Ashutosh Garg, AOR

Mr. Govind Jee, AOR

Mr. Omanakuttan K K, Adv.

Mr. Abhinav, Adv.

Mr. Akhilesh Kumar Mishra, Adv.

Mr. Vaishak Omanakuttan, Adv.

M/S. Delhi Law Chambers, AOR

Mr. Ashish Prasad, Adv.

Ms. Mukta Dutta, Adv.

Mr. Mahfooz Ahsan Nazki, AOR

Mr. Harsha Gollamudi, Adv.

Mr. Pruthvi Dhinoja, Adv.

Mr. Umang Shankar, AOR

Ms. Surbhi Sharma, Adv.

Mr. Hires Choudhary, AOR

Ms. Dhanya Airen, Adv.

Ms. Kamakshi S. Mehlwal, AOR

Mr. Deepak Girdhar, Adv.
Mr. Sanveer Mehlwal, Adv.
Mr. Rinku Mathur, Adv.
Ms. Geetanjali Mehlwal, Adv.

Mr. Vikas Mehta, AOR

Mr. Sanjay Jain, AOR

Mr. Siddhartha Jha, AOR

Mr. Anirudh Sharma, AOR

Mr. Vikram Singh, AOR

Mr. Vikrant Pachnanda, AOR

Ms. Celeste Agarwal, AOR
Mr. Mohan Babu Agarwal, Adv.
Mr. Sidharth Joshi, Adv.

Mr. Sandeep Kumar Singh, Adv.
Mr. Rabindra Tiwary, Adv.
Mr. Arvind Gupta, AOR

Mrs. Geetha Kovilan, AOR

Mr. Utkarsh Sharma, AOR
Mr. Shubham Sakhuja, Adv.

Mr. C. K. Sasi, AOR
Ms. Meena K Poullose, Adv.

Mr. Hrishikesh Baruah, AOR

Ms. Madhusmita Bora, AOR
Mr. Dipankar Singh, Adv.

Mr. Gopal Sankaranarayanan, Sr. Adv.
Ms. Aditi Sinha, Adv.
Mr. Shourya Dasgupta, Adv.
Mr. Vishal Sinha, Adv.
Mr. Tushar Shrivastava, Adv.
For M/S. Juris Corp., AOR

Mrs. Rachna Gupta, AOR
Mr. Anil Kumar Sinha, Adv.

Mr. Karuppaiah Meyyappan, Adv.
Mr. Raghunatha Sethupathy B, AOR
Mr. S.sabari Bala Pandian, Adv.

Mr. Jinendra Jain, AOR

Mr. Ml Lahoty, Sr. Adv.

Ms. Stuti Rai, Adv.

Mr. Anchit Sripat, Adv.

Mr. Yash S. Vijay, AOR

Mr. Shantanu Sagar, AOR

Mr. Anil Kumar, Adv.

Mr. Gunjesh Ranjan, Adv.

Mrs. Divya Mishra, Adv.

Mr. Vaibhav Jain, Adv.

Mr. Ashish K Singh, Adv.

Mr. Sonal Jain, AOR

Ms. Filza Moonis, AOR

Mr. Rajiv Ranjan Dwivedi, AOR

Mr. Roshan Santhalia, AOR

Mr. Akshat Kumar, AOR

Mr. B Ragunath, Adv.

Mr. Sriram P., AOR

Mr. Neeraj Shekhar, AOR

Mr. Rajesh Kumar Maurya, Adv.

Mr. Amrendra Singh, Adv.

Mr. Ram Bachan Choudhary, Adv.

Mr. Anand Krishna, Adv.

Mr. Chandra Pratap, Adv.

Mr. Mohit Paul, AOR

M/S. Udit Kishan And Associates, AOR

Mr. Sushil Kumar Singh, AOR

Ms. Sunieta Ojha, AOR

Mr. Rajeev Kumar Panday, Adv.

Ms. Vasudha Priyansha, Adv.

Ms. Divita Vashisht, Adv.

Ms. Divita Vashisth, Adv.

Mr. Shankar Divate, AOR

Mr. L B Rai, Adv.

Mr. Kartik Rai, Adv.

Ms. Anshula Vijay Kumar Grover, AOR

Ms. Asiya Khan, AOR

Mr. Rahul Kaushik, AOR

Mr. Saurabh Agrawal, AOR

Mr. Abhinav Shrivastava, AOR

Mr. Vineet Bhagat, AOR

Ms. Jaikriti S. Jadeja, AOR

Mr. Ashwani Garg, Adv.

Mr. Kuldeep Chauhan, Adv.

Mr. Vijay Kumar, AOR

Mr. Somesh Chandra Jha, AOR

Ms. Harsh Lata, AOR

Mr. Vivek Singh, AOR

Mr. Braj Kishore Mishra, AOR

Mr. Abhishek Yadav, Adv.

Mr. Ajay Kumar Srivastava, Adv.

Ms. Mini Kishore, Adv.

Ms. Diva Singh, Adv.

Mr. Anant Kumar Vatsya, Adv.

Mr. Avinash Poddar, Adv.

Mr. Ankit, Adv.

Mr. Devendra Singh, AOR

Ms. Priyanjali Singh, AOR

Mr. Ashwani Kumar, AOR

Petitioner-in-person

Mr. Syed Jafar Alam, AOR

Ms. Charu Mathur, AOR

Ms. S. Ramamani, AOR

Mr. Mandeep Kalra, AOR

Ms. Anushna Satapathy, Adv.

Ms. Radhika Jalan, Adv.

Mr. Yashas J, Adv.

Ms. Widaphi Lyngdoh, Adv.

Mr. Navneet R., AOR

Mr. Rajesh Kumar, AOR

Mr. Mukesh Kumar, AOR
 Ms. Meenakshi Sood, Adv.
 Mr. Adarsh Singh, Adv.

Mr. Gyan Prakash Srivastava, AOR

Mr. Divyesh Pratap Singh, AOR

Mr. M. Yogesh Kanna, AOR

Mr. Bijoy Kumar Jain, AOR

Mrs. Gargi Khanna, AOR

Mr. Ashwani Kumar Dubey, AOR
 Mr. Chandra Shekhar, Adv.
 Ms. K Tanushri Rao, Adv.

Mr. Dipesh Sinha , AOR

Mr. K.m. Natraj, A.S.G.
 Mr. Mukesh Kumar Maroria, AOR
 Mrs. Suhasini Sen, Adv.
 Mr. T.A. Khan, Adv.
 Mrs. Chinmayee Chandra, Adv.
 Mr. Siddhant Kohli, Adv.
 Mr. Anuj Srinivas Udupa, Adv.
 Mr. Annirudh Sharma II, Adv.

Mr. Shashank Manish, AOR
 Ms. Nidhi Sahay, Adv.

Mr. Vipin Kumar Jai, AOR

Mr. K M Natraj, A.S.G.
 Mr. Vikramjit Bannerjee, A.S.G.
 Mr. Rupesh Kumar, Sr. Adv.
 Mr. Ayush Puri, Adv.
 Mr. Raj Bahadur Yadav, AOR
 Mrs. Praveena Gautam, Adv.
 Mr. Sughosh Subramaniam, Adv.
 Mrs. Ruchi Kohli, Adv.
 Mrs. Alka Agarwal, Adv.
 Mr. Siddhant Kohli, Adv.
 Mr. Digvijay Dam, Adv.
 Mrs. Nidhi Khanna, Adv.
 Mr. Raman Yadav, Adv.
 Mr. Santosh Kumar, Adv.

Mr. Gaurav Goel, AOR

Mr. D. S. Chauhan, AOR
Ms. Ruchi Singh, Adv.
Mr. Shikher Badial, Adv.

Ms. Mithu Jain, AOR

Mr. Rohit Kumar Singh, AOR
Ms. Shweta Priyadarshini, Adv.
Ms. Jahanvi Worah, Adv.
Mr. Shubham V. Gawande, Adv.
Mr. Rajat Oswal, Adv.
Ms. Nishi Singh, Adv.

M/S. Gorkela Law Office, AOR
Ms. Shriya Maini, AOR
Mr. P. K. Jain, AOR
Mr. Deepak Goel, AOR

Ms. Divya Swami, Adv.
Mr. Nikhil Swami, AOR

Mr. Avinash Sharma, AOR
Ms. Akanksha Kapoor, Adv.
Mr. Vijay Mittal, Adv.

Mrs. Anil Katiyar, AOR
Ms. Bharti Tyagi, AOR
Mr. Udayaditya Banerjee, AOR

Mr. C. K. Sasi, AOR
Ms. Meena K Poulse, Adv.

Mrs. Rachna Gupta, AOR
Mr. Anil Kumar Sinha, Adv.

Mr. K M Natraj, A.S.G.
Mr. Vikramjit Bannerjee, A.S.G.
Mr. Rupesh Kumar, Sr. Adv.
Mr. Ayush Puri, Adv.
Mr. Raj Bahadur Yadav, AOR
Mrs. Praveena Gautam, Adv.
Mr. Sughosh Subramaniam, Adv.
Mrs. Ruchi Kohli, Adv.
Mrs. Alka Agarwal, Adv.
Mr. Siddhant Kohli, Adv.
Mr. Digvijay Dam, Adv.
Mrs. Nidhi Khanna, Adv.
Mr. Raman Yadav, Adv.
Mr. Santosh Kumar, Adv.

Mr. Divyesh Pratap Singh, AOR

Mr. Viraj S.Shah, Adv.
Mr. Sandeep Singh Dingra, Adv.
Ms. Gurjinder Kaur, Adv.
Mr. Anuj Tiwari, Adv.
Mr. Shubham Rajhans, Adv.
Mr. Ishank Ranjan, Adv.
Mr. Shashank Kumar Srivastava, Adv.
Ms. Manju Jetley, AOR

Mr. Nikilesh Ramachandran, AOR

Mr. Dhruv Tamta, AOR
Mr. Nishchay Dutt, Adv.

Mr. Arvind Kumar Tewari, AOR
Mr. Akshat Shrivastava, AOR

Mr. Satinder Gulati, Adv.
Mr. Raj Kishor Choudhary, AOR

Ms. Vrinda Bhandari, AOR

Mr. Arun Batta, Adv.
Mr. Rohan Sharma, Adv.
Mr. Ashok Nijhawan, Adv.
Mr. Shivendra Singh, AOR
Ms. Prakriti Rastogi, Adv.

Mr. Rakesh Mittal, Adv.
Ms. Yamini Mittal, Adv.
Mr. D. Abhinav Rao, AOR
Mr. Ajay Harshana, Adv.

Mr. Ishan Sanghi, Adv.
Mr. Rajeev Singh, AOR

Mr. Abhay Kumar, AOR
Mr. Shagun Ruhil, Adv.

Applicant-in-person

Mr. M. P. Devanath, AOR

Mr. Sajan Poovayya, Sr. Adv.
Mr. Vikram Hegde, Adv.
Ms. Hima Lawrence, AOR
Mr. Abhinav Hansaraman, Adv.
Ms. Raksha Agarwal, Adv.
Mr. Abhishek Kakkar, Adv.
Mr. Palash Maheshwari, Adv.

Mr. Chandra Bhushan Prasad, AOR

Ms. Rashi Bansal, AOR

Dr. Sushil Balwada, AOR

Mr. Nandlal Kumar Mishra, Adv.

Mr. Srilok Nath Rath, Adv.

Mr. Anil Legha, Adv.

Mr. Abhish Kumar, AOR

Mr. E. C. Agrawala, AOR

Mr. V. K. Monga, AOR

Ms. Gouri Monga, Adv.

Mr. Abhinay, AOR

Mr. Amit Shrivastava, AOR

Mr. Abhay Anand Jena, AOR

Ms. Pallavi Langar, AOR

Mr. Manoj C. Mishra, AOR

Mr. Nitesh Ranjan, AOR

Mr. Gaurav Sharma, AOR

Mr. Vinay Chadda, AOR

Mr. T. N. Singh, AOR

Mr. Vikas Kumar Singh, Adv.

Ms. Rajshree Singh, Adv.

Mr. Rajkumar, Adv.

Mr. Kaushik Poddar, AOR

Ms. Manjula Gupta, AOR

Mr. Prem Sunder Jha, Adv.

Mr. S. K. Verma, AOR

Ms. Rashi Bansal, AOR

Mr. Abhishek Agarwal, AOR

Ms. Renuka Iyer, Adv.

Mr. Abhishek Kumar Singh, AOR

Mr. Rajesh Kumar Chaurasia, AOR
Mr. Jaideep Singh Sethi, Adv.
Ms. Soni, Adv.
Mr. Onkar Prasad, Adv.
Mr. Rajan Kumar Chourasia, Adv.
Mr. Sunil Kumar Tomar, Adv.

Mr. Kartik Yadav, Adv.
Mr. Parinay Vasandani, Adv.
Mr. Manhar Singh Saini, Adv.
Mr. Vardaan Wanchoo, Adv.
Mr. Chandra Prakash, Adv.
For M/S. D.S.K. Legal, AOR

Mr. Milind Kumar, AOR

Mr. Kaustubh Shukla, AOR

Mrs. Pragya Baghel, AOR

Mr. Sudhir Mahajan, Adv.
Mr. Ajit Kumar Ekka, AOR
Mr. Bhim Kishore, Adv.

Mr. Tishampati Sen, Adv.
Ms. Riddhi Sancheti, AOR
Mr. Anurag Anand, Adv.
Mr. Mukul Kulhari, Adv.

Ms. Malvika Kapila, AOR

Mr. Abhay Singh, AOR

Mr. Ishan Sanghi, Adv.
Mr. Rajeev Singh, AOR

Mr. Utkarsh Jaiswal, AOR

Mr. Praveen Agrawal, AOR

Mr. Pukhrambam Ramesh Kumar, AOR

Mr. Prithvi Pal, AOR

Ms. Divya Roy, AOR

Mr. Rajat Sehgal, AOR

Mr. Mohit D. Ram, AOR

Mr. Ilin Saraswat, Adv.
Ms. Ilma Saifi, Adv.

Mrs. Poonam Seth, Adv.
Mr. M. M. Kashyap, AOR

Mr. Rajiv Kumar Choudhry , AOR

Ms. Meera Mathur, AOR
Mr. Mr. Anand Sukumar, Adv.
Mr. S. Sukumaran, Adv.
Mr. Bhupesh Kumar Pathak, Adv.
Mrs. Ruche Anand, Adv.

Ms. Shruti Agarwal, AOR

Mr. B. Krishna Prasad, AOR

Mr. Sajan Poovayya, Sr. Adv.
Mr. Vikram Hegde, Adv.
Ms. Hima Lawrence, AOR
Mr. Abhinav Hansaraman, Adv.
Ms. Raksha Agarwal, Adv.
Mr. Abhishek Kakkar, Adv.
Mr. Palash Maheshwari, Adv.

Ms. Surekha Raman, Adv.
Mr. Amarjit Singh Bedi, Adv.
Mr. Shreyash Kumar, Adv.
Mr. Yashwant Sanjenbam, Adv.
Mr. Imilikaba Jamir, Adv.
For M/S. K J John And Co, AOR

Mr. Dhruv Surana, Adv.
Mr. Rohit Amit Sthalekar, AOR
Mr. Purnendu Bajpai, Adv.
Mr. Shashank Singh, Adv.

Ms. Raakhi Poornym Sahijpal, Adv.
Ms. Uditha Chakravarthy, Adv.
Mr. Ankur S. Kulkarni, AOR
Mr. Tarun, Adv.

Mr. Shantwanu Singh, AOR
Ms. Pragya Singh, Adv.
Mr. Akshay Singh, Adv.
Mr. Rahul Dubey, Adv.
Mr. Sunny Singh, Adv.
Mr. P.N. Yadav, Adv.

Mr. Salvador Santosh Rebello, AOR

Mr. Gopal Jha, AOR

Mr. Aman Vachher, Adv.

Mr. Dhiraj, Adv.
Mr. Ashutosh Dubey, Adv.
Mrs. Anshu Vachher, Adv.
Ms. Abhiti Vachher, Adv.
Ms. Nandni Sharma, Adv.
Mr. Amit Kumar, Adv.
Mr. Jasvinder Choudhary, Adv.
For M/S. Vachher and Agrud, AOR

Ms. Sujata Kurdukar, AOR

Mr. Akshat Shrivastava, AOR

Mr. B.S. Wadhmare, Adv.
Mr. Hitesh Kumar Sharma, Adv.
Mr. Amit Kumar Chawla, Adv.
Mr. Varun Varma, Adv.
Mr. Akhileshwar Jha, Adv.
Ms. Ritika Raj, Adv.
Mr. Ranjit Kumar Sharma, AOR

Ms. Charu Mathur, AOR

Mr. Vivek Gupta, AOR

Mr. Karan Bharihoke, AOR

M/S. Devasa & Co., AOR
Mr. Manish Tiwari, Adv.

Mr. Kumar Mihir, AOR

Mr. M. P. Vinod, AOR

Mr. Braj Kishore Mishra, AOR
Mr. Abhishek Yadav, Adv.
Mr. Ajay Kumar Srivastava, Adv.
Ms. Mini Kishore, Adv.

Mr. Tushar Singh, AOR

Mr. Ravi Panwar, AOR

Mr. Ujjal Banerjee, AOR

Mr. Atishi Dipankar, AOR

Mr. Sudhir Kulshreshtha, AOR

Mr. Aman Gupta, AOR
Mr. Akarsh Pandey, Adv.
Mr. Amogh Rao, Adv.

Mr. Vikas Kumar, AOR
 Mr. Arun Kumar, Adv.
 Mr. Kedar R. Seludkar, Adv.

Mr. Vikramjit Banerjee, A.S.G.
 Mr. Amrish Kumar, AOR
 Mr. Shradha Deshmukh, Adv.
 Mr. Chinmayee Chandra, Adv.
 Mr. Siddhant Kohli, Adv.
 Ms. Nidhi Khanna, Adv.
 Mr. Rajan Kr.chourasia, Adv.
 Mr. Ishaan Sharma, Adv.
 Mr. Sudarshan Lamba - Aor, Adv.

Mrs. Kirti Renu Mishra, AOR

Mr. Y. Raja Gopala Rao, AOR
 Mr. Y. Ramesh, Adv.
 Mr. Dhuli Gopi Krishna, Adv.

M/S. Cyril Amarchand Mangaldas Aor, AOR

Ms. Nidhi Mohan Parashar, AOR
 Mr. Sandeep Bajaj, Adv.
 Ms. Aakanksha Nehra, Adv.

Mr. Sunil Gupta, Sr. Adv.
 Mr. Shashibhushan P. Adgaonkar, AOR
 Mrs. Pradnya S Adgaonkar, Adv.

Ms. Madhurima Tatia, AOR

Mr. Pushpraj Singh, Adv.
 Gp. Capt. Karan Singh Bhati, AOR

Mr. Archit Upadhyay, AOR

Ms. Shwetal Shepal, Adv.
 Mr. Siddharth Dharmadhikari, Adv.
 Mr. Aaditya Aniruddha Pande, AOR

Mr. A. Karthik, AOR

Mr. Ahanthem Henry, Adv.
 Mr. Ahanthem Rohen Singh, Adv.
 Mr. Mohan Singh, Adv.
 Mr. Aniket Rajput, Adv.
 Ms. Khoisnam Nirmala Devi, Adv.
 Mr. Rajiv Mehta, AOR

Mr. Sunil Fernandes, AOR

Mr. Aman Raj Gandhi, AOR

Ms. Astha Tyagi, AOR

Mr. Bharat Bhushan, AOR

Ms. Amrita Sarkar, AOR

Mr. Ashish Singh, Adv.

Mr. Devendra Singh, AOR

Mr. Prem Prakash, AOR

Mr. Dhananjai Jain, AOR

Ms. Rakhi Ray, AOR

Mr. Karan Batura, AOR

Mr. Sureshan P., AOR

Mr. Shivam Yadav, Adv.

Mr. Rajesh Singh, AOR

Mr. Syed Jafar Alam, AOR

M/S. Av Global Chambers, AOR

Mr. Siddharth Batra, AOR

Mr. Arjun Singh Bhati, AOR

Ms. Mumtaz Bhalla, AOR

Ms. Prapti Allagh, Adv.

Mr. Kumar Dushyant Singh, AOR

Mr. Rohit Sharma, Adv.

Mr. Shakti Singh Dhakray, Adv.

Mr. Rahul Ranjan, Adv.

Mr. Jatin Lalwani, Adv.

Mr. Nikhil Purohit, Adv.

Mr. Raj Kamal, AOR

Ms. Ruby Singh Ahuja, Adv.

Mr. Debmalya Banerjee, Adv.

Mr. Kartik Bhatnagar, Adv.

Mr. Rohan Sharma, Adv.

Ms. Kritika Sachdeva, Adv.

Mr. Sidhant Kumar Marwah, Adv.

Ms. Apurva, Adv.

Mr. Agastya Shelat, Adv.

Mr. Tribhuvan Narain Singh, Adv.
Ms. Liza Vohra, Adv.
Ms. Ekksha Kashyap, Adv.
For M/S. Karanjawala & Co., AOR

Mr. Sandeep Devashish Das, AOR

Mr. Amit Agrawal, AOR

Ms. Tulika Mukherjee, AOR

Mr. Siddhartha Sinha, AOR

Mr. Jeetender Gupta, AOR

Mr. Shree Prakash Sinha, Adv.
Mr. Rakesh Mishra, Adv.
Mr. Nawalendra Kumar, Adv.
Mr. Rishabh Kumar, Adv.
Mr. Shekhar Kumar, AOR

Mr. Ravi Tyagi, AOR
Mr. S. Rajappa, AOR

Mr. Karan Batura, AOR

Mr. Roopansh Purohit, AOR
Mr. T. Mahipal, AOR

Mr. Nitin Gupta, Adv.
Mr. Somanatha Padhan, AOR
Mr. Pranjal Vyas, Adv.
Mr. Akash Kakade, Adv.
Ms. Riya Sethi, Adv.
Mr. Parth Kaushal, Adv.

Ms. Charu Ambwani, AOR
Mr. Aditya Singh, AOR
Ms. Shagun Matta, AOR
Ms. Manisha Ambwani, AOR
Mr. Sanjay Kumar Tyagi, AOR

Mr. Nitin Saluja, AOR

Mr. Sushil Kumar Sharma, Adv.
Mr. Pahlad Singh Sharma, AOR
Mr. Virendra Kumar, Adv.
Mr. Vikas Kakkar, Adv.
Ms. Ankhi Sarkar, Adv.

Mr. Balaji Srinivasan, AOR

Dr. Sumant Bharadwaj, Adv.
Mr. Vedant Bharadwaj, Adv.
Ms. Mridula Ray Bharadwaj, AOR
Mr. D.m.sharma, Adv.
Ms. Surbhi Sharma, Adv.

Mr. Himanshu Shekhar, AOR
Mr. M.L. Lahoty, Adv.
Mr. Parth Shekhar, Adv.
Mr. Anchit Sripat, Adv.
Mr. Arvind Kumar, Adv.
Mr. Shubham Singh, Adv.
Mr. Binod Kumar Singh, Adv.
Mr. Manoranjan Sati Prasad, Adv.
Mr. Maheshwaram Yadava Reddy, Adv.
Mr. Mata Prasad Pathak, Adv.
Mr. Mukesh Kumar Verma, Adv.
Ms. Ambali Vedasen, Adv.
Mr. Md Sontu Mia, Adv.
Mr. Rajiv Ranjan, Adv.
Mr. Rajat Sinha Roy, Adv.
Mr. Darshan Chandrakant Siddarkar, Adv.
Mr. Anand Kumar Chaudhary, Adv.
Mr. Arvind Kumar Tomar, Adv.
Mr. Nikhil Kumar, Adv.

Mr. Awanish Kumar, AOR

Mr. Aldanish Rein, AOR

Mr. Kaustubh Anshuraj, AOR

Mr. Krishna Kumar Singh, AOR

Mr. Ashwarya Sinha, AOR

Mr. Dharmendra Kumar Sinha, AOR

Mr. Partha Sil, AOR
Mr. Tavish Bhushan Prasad, Adv.
Ms. Sayani Bhattacharya, Adv.
Mr. Srijit Datta, Adv.

Ms. Upasana Nath, AOR

Ms. Rashmi Nandakumar, AOR
Ms. Yashmita Pandey, Adv.

Mr. Anukul Raj, Adv.
Mrs. Nikita Raj, Adv.
Mr. Shantanu Krishna, AOR
Mr. Gunjesh Ranjan, Adv.

Mr. Tushar Bhalla, Adv.
Mr. Pratik Sharma, Adv.
Mr. Naveen, Adv.

Mr. Ayush Sharma, AOR

Mr. Vaibhav Kumar, AOR

Mr. Aneesh Mittal, AOR

Ms. Jyoti Mendiratta, AOR

Mr. Ravi Prakash Mehrotra, Sr. Adv.
Mr. Kaushik Choudhury, AOR
Mr. Akarsh Garg, Adv.
Mr. Shaantanu Jain, Adv.
Mr. Archit Gupta, Adv.
Mr. Yudhisthir Bhardwaj, Adv.
Ms. Rupali Sharma, Adv.
Mr. Saksham Garg, Adv.
Mr. Subhan Shankar Gogoi, Adv.
Mr. Jyotirmoy Chatterjee, Adv.

Mr. Munawwar Naseem, Adv.
Mr. Jaskaran Singh Bhatia, Adv.
For M/S. Dua Associates, AOR

Mr. Vijendra Singh, Adv.
Mr. Abhinav Rathi, Adv.
Mr. Deepak Goel, Adv.

Dr. Vijender Singh, Adv.
Mr. Shailesh Sharma, Adv.
Mr. Abhinav Rathi, Adv.

Mr. Amit Seth, Adv.
Mr. Viresh B.Saharya, Adv.
Mr. Akshat Agarwal, Adv.
Mr. Rishabh Mathur, Adv.

Mr. Maninder Singh, Sr.Adv.
Mr. Gaurav Bhatia, Sr.Adv.
Mr. Gajanand Kiratiwal, Adv.
Mr. Himanshu Goel, Adv.

Ms. Aanchal Tikmani, Adv.
Mr. Debabrata Das, Adv.

Mr. Pawan Prakash Pathak, Adv.
Mr. Prashant Tiwari, Adv.

Mr. Jaishankar, Adv.
Ms. Nandita Rao, Adv.

Mr. Manoj Kr. Makhija, Adv.

Mr. Pranav Sachdeva, Adv.

Ms. Prena Mehta, Adv.

Mr. T.N. Singh, Adv.

UPON hearing the counsel the Court made the following
O R D E R

1. During the course of hearing on 18.12.2024, it was suggested that a joint meeting of the Government-appointed Board of Directors of Unitech and the Chief Executive Officer of NOIDA/Greater NOIDA be convened by Hon'ble Mr. Justice Abhay Manohar Sapre (Retd.), a former Judge of this Court, who had been entrusted the responsibility of advising the Board. Consequently, a request was made to Hon'ble Mr. Justice Abhay Manohar Sapre (Retd.) to convene the meeting for the purpose of an amicable resolution of some of the issues pending between Unitech, on the one hand, and NOIDA, on the other.

2. Pursuant thereto, Justice Abhay Manohar Sapre (Retd.) has sent an Interim Report dated 15.01.2025, in which after referring to the details of those who attended the meeting (including Mr. Mahesh Jethmalani, learned Senior Counsel for NOIDA), it is pointed out that Unitech, in their response filed on 12.01.2025, has raised the following five issues:

"i. Release of Untreated sewage effluent from its Master Sewer onto the project site in Sector 96-97-98 which has left about 50 acres of land inundated with the same.

ii. Shortfall of 6.65 acres in possession of Sector 117 land and 18.17 acres in Sector 113, which is liable to be given as per the lease deed.

iii. Status of ownership/acquisition of 5.74 acres of land in Sector 113, of which possession was given on 10.07.2014, and which is being contested by the said landowner.

iv. Demarcation of land boundaries in Sectors 113 and

117 wherever it abuts the land of which possession has not been given.

v. Disputes about acquisition of the lease land, of which possession has not been given."

3. In the Joint Meeting, the following decisions were taken in response to these issues:

"i. NOIDA has already deployed dewatering machines of higher capacity. Tenders for civil work to repair the breached portion of the wall will be floated soon. NOIDA agreed that the issue will be resolved and closed within a period of 6-8 weeks.

ii. NOIDA and Unitech's officials will coordinate and fix a date for demarcation of boundaries of land in all the 03 project sites, of which possession is not being given at this stage. Measurement of this area shall also be done jointly. NOIDA will take assistance from the Commissioner of Police and District Collector, wherever necessary, to ensure law and order situation does not arise at ground.

iii. Noida will make the position of ownership of land measuring 5.74 acres of land clear vis-a-vis the concerned landowner in Sector 113, and possession will be restored with the help of law enforcement agencies. NOIDA will write to the Commissioner of Police and Collector (with copy to Unitech) to fix a date for taking back possession of the land in a time bound manner.

iv. Out of 1.52 hectares of land in Sector 96-97-98, NOIDA will write to the Collector to get 5,760 sq. meters land demarcated so that possession of that area is taken without any encumbrance. In respect of the

balance 5,760 sq. meters, NOIDA will undertake steps for its acquisition."

4. The Interim Report reveals that the following three issues remain for deliberation and will be taken up in the next meeting for further discussion :

"i) NOIDA will give details of those lands, of which possession has not been given, based on the position of acquisition/pendency of court cases/or it being government land.

ii) It was stated on behalf of Unitech that in cases where possession of leased lands, in all the 03 projects, is not being given by NOIDA at this stage, on the ground of non-acquisition or not being in its possession, then whenever NOIDA gets/acquires that land, UNITECH should have the first right over the same and it should not be allotted to any third party.

iii) Deliberations on the outstanding dues of NOIDA after submission of detailed calculations and response from NOIDA and the response of UNITECH to the same as already directed in the first meeting held on 08.01.2025."

5. The next meeting is now fixed for 21.01.2025. We have impressed upon Mr. Mahesh Jethmalani, learned Senior Counsel representing NOIDA, to spare some time and join the proposed meeting as his presence signifies a serious initiative to resolve the pending issues.

6. At this stage, it is also pointed out that vide order dated 04.12.2024, passed in I.A.No. 241599/2024, the directions issued earlier on 26.04.2024 to the Chief Executive Officer, NOIDA, for the grant of approvals and sanction for the entire leased area including the Second Segment, as per the revised layout plan

submitted by Unitech for all the three projects, spread over parts of Sectors 96, 97 and 98, NOIDA, were reiterated. It was expected that the needful shall be done within a period of two weeks. We are informed by the Chairperson of the Board of Directors of Unitech that the compliance of the directions dated 26.04.2024, as reiterated on 04.12.2024, is still awaited.

7. Let an appropriate decision be taken by the Chief Executive Officer, NOIDA in this regard and if there are hiccups, let this matter be also taken up in the meeting proposed to be held on 21.01.2025, and a separate compliance affidavit in relation thereto may be filed before the next date of hearing.

8. The Interim Report, submitted by Hon'ble Mr. Justice Abhay Manohar Sapre (Retd.), at para 16, further points out as follows:

"16. In addition, the Hon'ble Court may also consider proper to pass appropriate directions to the Commissioner of Police and District Commissioner of the State to take all necessary steps and extend their full cooperation for implementation of the agreed issues set out in para 11 above which alone will enable the parties to ensure its compliance and implementation in letter and spirit within the time fixed for the purpose."

9. In this regard, Mr. Shailesh Sharma, learned counsel for the State of Uttar Pradesh, on our asking, undertakes that the requisite police force shall be deployed at all the three sites to ensure that no obstacle or impediment is caused by anyone in the ongoing projects of Unitech; no encroachment is takes place and no damage is caused to the Unitech properties at the site. The Commissioner of Police, Noida, will communicate the full particulars, including the contact numbers of the Nodal Officer, to the Chairperson of the Board of Directors of Unitech, and such Nodal Officer will ensure compliance of the above-mentioned directions and the undertaking to be given on behalf of the State.

10. The Nodal Officer shall submit a compliance affidavit in this regard, after deploying the requisite police force on all the three sites, along with the details of the man-power/police

officers deployed at the sites.

11. The Nodal Officer shall also ensure that the requisite police force is permanently deployed at the site till the ongoing projects are completed.

12. We have been informed that Mr. Manish Mishra, Additional Deputy Commissioner of Police, Noida (Mob. No. 8595902511) has been appointed as the Nodal Officer to ensure compliance of the above-mentioned directions issued by this Court.

13. Justice Abhay Manohar Sapre (Retd.) in his Interim Report has also pointed out that an e-mail regarding the meeting convened on 13.01.2025 was sent at the official e-mail address of the Chief Executive Officer of Greater NOIDA but there was no representation, either by an official or their counsel, in the said meeting. A fresh notice has been sent for the next meeting to the above-mentioned Authority. Mr. Ravindra Kumar, learned Senior Counsel representing Greater NOIDA, submits that there was some miscommunication which led to the aforestated absence, and he assures that the next meeting will be duly attended by the Chief Executive Officer of Greater NOIDA.

14. At this stage, it is pointed out that after obtaining statutory approval of the Environmental Clearance for the projects in Sector-117, NOIDA, in November, 2024, the matter is now pending before the Chairperson of U.P. State Pollution Control Board for the grant of Consent to Establish ('CTE'). We, therefore, direct the above-mentioned State Authority to issue the requisite CTE, subject to compliances, if any, to be made by the Unitech, within a period of two weeks. Mr. Shailesh Sharma, learned counsel for the State of U.P., agrees to mail a copy of this order to the Chairperson, U.P. State Pollution Control Board for compliance, and the Secretary of the said Board shall submit an affidavit along with requisite CTE.

15. As regard to the compliance of para 2 of our order dated 04.12.2024 passed in I.A. No. 77858/2024 and I.A. No. 77859/2024, we are informed that the process is ongoing and the Prescribed Authority in the State of Haryana is likely to do the needful in

due course of time.

16. Adverting to Part III of the Note for Hearing dated 16.01.2025, submitted by the Office of the learned Additional Solicitor General of India, we find that Unitech has sought two directions to the banks/financial institutions as follows:

(i) where the banks/financial institutions have already sanctioned home loans to the home-buyers but had stopped payments of the balance dues on account of the projects not moving forward, they may be directed to release the outstanding dues in view of the fact that the projects have now been revived; and (ii) with respect to the unsold units, the loan may be sanctioned for the units that may be sold in the ongoing projects in future.

17. We find that before issuing directions in this regard, the banks/financial institutions need to be heard. Hence, notice of the IA may be issued to the following banks/financial institutions, returnable on 06.02.2025:

1. IDBI Bank, LIC, Canara Bank (I.A.No.84255/2020)
2. IDBI Bank, LIC, Canara Bank (I.A.No.6512/2021)
3. IDBI Bank, LIC, Canara Bank (I.A.No.9494/2022)
4. IDBI Bank, LIC, Canara Bank (I.A.No.28098/2023)
5. IDBI Bank (I.A.No. 50055/2023)
6. Alchemist Asset Reconstruction Company (I.A.No.29922/2021)

18. Ms. Anubha Agrawal, learned counsel, accepts notice on behalf of the non-applicant(s)-Banks.

19. Reply, if so required, be filed within two weeks.

20. We also take this opportunity to impress upon the applicant-banks/financial institutions to engage in dialogue with the Management of Unitech and explore the possibility of One Time Settlement ('OTS') in furtherance of the the interest of the parties. Accordingly, the applicant-banks/financial institutions will be at liberty to approach the Management of Unitech for OTS.

21. Having regard to the fact that the ongoing Unitech projects are being monitored by this Court and are being executed by the Government appointed Board of Directors, which is further

being advised by a former Judge of this Court appointed under the order of this Court, and also that the periodical reports with regard to the completion of the projects will be submitted before us, we find it in the interest of justice to dispense with some of the procedural requirements in order to facilitate the release or advancement of house loans to the home-buyers of different Unitech projects. We, accordingly, direct that all the ongoing projects of Unitech shall remain exempted from registration under RERA till further orders.

I.A.Nos. 784, 8716 of 2025 and I.A.Nos. 9000, 9001 and 9002/2025

1. Let notice be issued to the respondents, returnable on 06.02.2025.
2. Dasti, in addition, is permitted.

I.A.No.286583/2024

1. Learned Additional Solicitor General of India informs that the requisite change of option has duly been registered in the Portal and hence, the instant application has become infructuous, and the same may be disposed of as such.
2. The application is, accordingly, disposed of as having become infructuous.

I.A.Nos. 293714/2024 and 293716/2024

1. Learned Additional Solicitor General of India seeks and is granted two weeks' time to file reply to these applications.
2. Let the needful be done with an advance copy to the applicant(s).

I.A.No. 115357/2024 in SLP(Cr1.)Nos.5978-5979/2017

1. The instant application has been moved by M/s Pioneer Urban Land and Infrastructure Limited seeking a refund of the balance amount lying with the Registry of this Court.
2. Vide order dated 05.03.2018, the applicant was directed

by this Court to deposit a sum of Rs.40 crore for the purpose of refund of the amount to 47 home-buyers to whom the residential units were allotted in the project which was to be executed by the applicant-M/s Pioneer Urban Land and Infrastructure Limited in collaboration with Unitech. We are informed that out of 47, 39 home-buyers/customers have received 100% of their principal amounts as refund. Five customers/home-buyers have executed Settlement Agreements with Unitech and have opted for taking possession and hence no amounts are required to be refunded to them.

3. As regard to the remaining three home-buyers/customers, they have not filed the requisite documents for refund of the amounts so far. In addition, one of the home-buyers - Ms. Rani Ranjit Kamran, who is not registered on the web portal, has filed I.A.No. 77925/2020 seeking refund of approximately Rs.23.80 lakhs, which was deposited by her. We are further informed that out of Rs.40 crores, deposited by the applicant, approximately Rs.10 crores is currently lying with the Registry of this Court.

4. With the consent of the parties, the Registry is directed to:

(i) refund a sum of Rs.23.80 lakhs be refunded to Ms. Rani Ranjit Kamran, subject to her furnishing requisite documents re: identity etc. to the satisfaction of the Registrar (Judicial) of this Court;. (ii) since the claim of three home-buyers/customers is yet to be ascertained, the Registry will retain a sum of Rs.3 crores with itself; and

(iii) consequently, the balance amount which equals approximately Rs.7 crores shall be refunded to M/s Pioneer Urban Land and Infrastructure Limited.

5. The needful shall be done within two weeks.

6. Since 39 home-buyers/customers have been refunded 100% of their principal amount and one more customer/home-buyer has been granted refund, it goes without saying that the 40 units allotted to them will revert to M/s Pioneer Urban Land and Infrastructure Limited free from all encumbrances *qua* these allottees. M/s Pioneer

Urban Land and Infrastructure Limited will be at liberty to appropriate those units in the manner as it may deem fit.

7. The set of documents deposited by 39 customers-cum-home-buyers with the Registry of this Court, seeking refund, may be handed over to M/s Pioneer Urban Land and Infrastructure Limited to enable them to complete their records.

I.A.No. 234374/2023

1. Since the issue involved in this I.A. has no bearing or relevance to the main case, and has previously directed the Registry to de-tag the same, let this matter be separately listed in terms of the order dated 22.11.2024.

2. Mr. P. Chidambaram, learned Senior Counsel for the applicant(s) informs that the Registry has again listed this I.A. as a part of the main matter.

3. The aforesaid I.A is directed to be de-tagged and the Registry shall ensure that it will be listed separately for hearing on 23.01.2025.

4. Let notice be issued in this I.A. to the NCT of Delhi through the Secretary, Department of Home and Jail; and also (ii) the Director General (Prison), Tihar Jail, returnable on 23.01.2025.

5. Dasti, in addition, is permitted.

6. Liberty to serve the respondents through standing counsel also.

I.A.Nos. 158534/2024 and 7750/2021

7. We have heard Mr. Aman Gupta and Mr. Parthasarthy Bose, learned counsel, representing Mr. Mohinder Khaira and Mr. Naresh Kempanna, who have failed to deposit the requisite amount along with interest, notwithstanding the categorical directions issued by this Court vide orders dated 23.03.2023 and 09.10.2023.

8. Before we entertain the objections filed by them for the purpose of recalling/modification of our orders dated 23.03.2023

and 09.10.2023, Mr. Mohinder Khaira and Mr. Naresh Kempanna, are directed to *prima facie* purge the contempt and deposit the amount of Rs.98.07 crores, along with interest accrued thereon till 31.01.2025, within a period of four weeks, with the Registry of this Court and submit a compliance affidavit to that effect.

9. As soon as the amount is deposited, the Registry is directed to list their applications along with Contempt Petition on 06.02.2025.

10. The amount so deposited shall be kept in a Fixed Deposit Receipt, in a nationalised bank, initially for a period of six months, with auto-renewal facility.

I.A.No. 215106/2024

1. On the joint request of learned counsel for the parties, and those applicants who are home-buyers in the projects in Greater NOIDA, let the matter with regard to non-registration of the tri-partite agreements in favour of the home-buyers be placed before Hon'ble Mr. Justice Abhay Manohar Sapre (Retd.). The Chief Executive Officer/Secretary, Greater NOIDA or any other Senior Officer, who is authorized and competent to take decision, shall also attend the aforesaid meeting.

I.A.No.204632/2024 and I.A.No.204633/2024, I.A.No.168870/2023, I.A.Nos.195479/2023, 195481/2023, 195494/2023, 195495/2023, I.A.Nos. 28791/2023, 139930/2024, 28819/2023, I.A.No. 261621/2024, I.A.No. 261509/2024, I.A. No.109760/2023, I.A.Nos.51000/2023, 50999/2023, 104324/2023, 104330/2023, 26890/2020 and 26898/2020 in SLP(Crl.)Nos.5978-79/2017, I.A.Nos.39884/2021, 39936/2021, 11531/2025, I.A.No.226381/2023, I.A....D.No.285819/2024, I.A.No.73989/2024 in C.A.No.10856/2016, I.A.No.126367/2022 in C.A.No.10856/2016, I.A.No. 108721/2024 in C.A.No.10856/2016, I.A.No.265325/2023 in I.A.No.193610/2019 in C.A.No.10856/2016, I.A.No.268510/2023, I.A. No.268511/2023 in C.A.No.10856/2016, I.A.Nos.77794 and 77795/2022, I.A.Nos.77802 and 77813/2022,

I.A.Nos.103038 and 103040/2022, I.A. No.106004/2017, I.A.No.138307/2017, I.A.No. 59997/2020, I.A. No.175609/2019, I.A. No.229008/2024 and I.A.No.230949/2024 in C.A.No.10856/2016, I.A.Nos.197133/2022, 197127/2022 and 197129/2022 in C.A.No.10856/2016, I.A.Nos. 141079/2024 and I.A.No.141081/2024 in C.A. No.10856/2016 I.A.No.197133/2022, I.A.No. 197127/2022 and I.A.No.197129/2022, I.A.No.152736/2022 in SLP(Cr1.)No.5978/2017 , I.A. Nos.107233/2017 and 107245/2017 in SLP(Cr1.)Nos.5978-79/2017, I.A.No.6057/2023 in C.A.Nos.17008-17011/2017

1. List the IAs on 06.02.2025, subject to curing of defects, if any.

(SATISH KUMAR YADAV)
ADDITIONAL REGISTRAR

(PREETHI T.C.)
ASSISTANT REGISTRAR