

ITEM NO.801

COURT NO.7

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.10856/2016

BHUPINDER SINGH

Appellant(s)

VERSUS

UNITECH LTD. &amp; ORS.

Respondent(s)

[ONLY IA NOS. 155305 OF 2022, 161365 OF 2022, 11146/2026 AND 137045 OF 2024 IN CA NO. 10856 OF 2016 AND IA NOS. 16916/2026 AND 17446/2026 IN SLP(CRL) NO. 5978-79/2017 ARE LISTED UNDER THIS ITEM ]..... [TO BE TAKEN UP AS FIRST ITEM ON THE BOARD.]

Date : 04-02-2026 This appeal was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.B. PARDIWALA  
HON'BLE MR. JUSTICE K.V. VISWANATHAN

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For Applicant :Mr. Narender Hooda, Sr. Adv.  
Mr. Yuvraj Nandal, Adv.

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 Mr. Rohit Bansal, Adv.  
 Mr. V. Nayan Mishra, Adv.

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

1. Upon being mentioned by Ms. Anubha Agrawal, the learned counsel, Para 19 of the Order dated 22-1-2026 passed by this Court shall be read as under:-

"19. Our attention was thereafter invited to the order

dated 16.01.2025, more particularly paras 16, 17 and 18 and para 1 of order dated 06.02.2025. Paras 16 and amended paras 17 and 18 combined read thus:

"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, let notice of the IAs be issued to the following Banks/Financial Institutions returnable on 05.03.2025:

- i. State Bank of India
- ii. AXIS Bank
- iii. Canara Bank
- iv. HDFC Bank Limited
- iv. ICICI Bank Ltd.
- v. Kotak Mahindra Bank
- vi. Punjab National Bank
- vii. UCO Bank
- viii. Union Bank of India
- ix. IDBI Bank

Ms. Jasmine Damkewala, learned Advocate-on-Record, accepts notice on behalf of Canara Bank, IDBI Bank and LIC.

18. Some of the Banks/Financial Institutions who are present through their counsel submit that in compliance of paragraph 20 of the order dated 16.01.2025, they have initiated a dialogue with Unitech to explore the One Time Settlement."

2. The other contents of the order dated 22-1-2026 shall remain the same.

3. I.A. No.160635 of 2023 in Civil Appeal No.10856/2016

List this I.A. No.160635 of 2023 for intervention on 25.2.2026.

(VISHAL ANAND)  
ASTT. REGISTRAR-cum-PS

(POOJA SHARMA)  
COURT MASTER (NSH)