

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGSCivil Appeal No(s). 10856/2016

BHUPINDER SINGH

Appellant(s)

VERSUS

UNITECH LTD. & ORS.

Respondent(s)

(IA No. 9494/2022 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 28098/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 210625/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 116432/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 158534/2024 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 784/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 103040/2022 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 171200/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 116163/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 39966/2024 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 39936/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 77813/2022 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 164059/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 268511/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 241599/2024 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 163948/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 54013/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 77795/2022 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 198813/2024 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 35064/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 6512/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 50055/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 219762/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 9000/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 34018/2025 - CLARIFICATION/DIRECTION, IA No. 15231/2025 - CLARIFICATION/DIRECTION, IA No. 158535/2024 - EXEMPTION FROM FILING O.T., IA No. 9002/2025 - EXEMPTION FROM FILING O.T., IA No. 84255/2020 - INTERVENTION APPLICATION, IA No. 34140/2025 - INTERVENTION APPLICATION, IA No. 126367/2022 - INTERVENTION APPLICATION, IA No. 73989/2024 - INTERVENTION APPLICATION, IA No. 103038/2022 - INTERVENTION APPLICATION, IA No. 168870/2023 - INTERVENTION APPLICATION, IA No. 39884/2021 - INTERVENTION APPLICATION, IA No. 77802/2022 - INTERVENTION APPLICATION, IA No. 268510/2023 - INTERVENTION APPLICATION, IA No. 237540/2023 - INTERVENTION APPLICATION, IA No. 77794/2022 - INTERVENTION APPLICATION, IA No. 8716/2025 - INTERVENTION/IMPLEADMENT, IA No. 116430/2021 - INTERVENTION/IMPLEADMENT, IA No. 54018/2025 - INTERVENTION/IMPLEADMENT, IA No. 198814/2024 - INTERVENTION/IMPLEADMENT, IA No. 29915/2021 - INTERVENTION/IMPLEADMENT, IA No. 93141/2023 - INTERVENTION/IMPLEADMENT, IA No. 171096/2024 - INTERVENTION/IMPLEADMENT, IA No. 35061/2025 - INTERVENTION/IMPLEADMENT, IA No. 31501/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 11531/2025 - PERMISSION TO FILE APPLICATION FOR DIRECTION, IA No. 210624/2023 - RECALLING THE

COURTS ORDER, IA No. 268172/2024 - RECALLING THE COURTS ORDER AND
IA No. 271490/2024 - RECOVERY OF THE AMOUNT)

WITH

SLP(Cr1) No. 5978-5979/2017 (II-C)
(IA No. 42065/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 51000/2023 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 115357/2022 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 60286/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 59505/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 104324/2023 - CLARIFICATION/DIRECTION, IA No. 35047/2021 - CLARIFICATION/DIRECTION, IA No. 59412/2021 - CLARIFICATION/DIRECTION, IA No. 104330/2023 - CLARIFICATION/DIRECTION, IA No. 64922/2021 - EXEMPTION FROM FILING AFFIDAVIT, IA No. 106004/2017 - INTERVENTION APPLICATION, IA No. 23473/2021 - INTERVENTION APPLICATION, IA No. 26898/2020 - INTERVENTION APPLICATION, IA No. 26890/2020 - INTERVENTION APPLICATION, IA No. 138307/2017 - INTERVENTION APPLICATION, IA No. 60284/2021 - INTERVENTION APPLICATION, IA No. 107245/2017 - INTERVENTION APPLICATION AND IA No. 107233/2017 - INTERVENTION APPLICATION)

C.A. No. 17008-17011/2017 (XVII-A)
(IA No. 175609/2019 - CLARIFICATION/DIRECTION, IA No. 59997/2020 - CLARIFICATION/DIRECTION AND IA No. 6057/2023 - MODIFICATION OF COURT ORDER)

SLP(C) No. 12667/2018 (XVII-A)
(IA No. 112969/2025 - WITHDRAWAL OF CASE / APPLICATION)

WITH

ITEM NO. 16

Civil Appeal No(s). 2496-2497/2020
(IA No. 49393/2024 - APPLICATION FOR TAGGING/DETAGGING
IA No. 103106/2020 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 48752/2020 - CLARIFICATION/DIRECTION
IA No. 257276/2024 - DELETING THE NAME OF PETITIONER/RESPONDENT
IA No. 38349/2020 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT
IA No. 210567/2023 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ ANNEXURES
IA No. 222764/2023 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ ANNEXURES)

Date : 21-05-2025 These matters were called on for hearing today.

CORAM : HON'BLE MR. JUSTICE SURYA KANT
HON'BLE MR. JUSTICE NONGMEIKAPAM KOTISWAR SINGH

For Appellant(s) : Mr. Ajay Kumar Talesara, AOR

Mr. Deepak Goel, AOR
Mr. Kumar Kartikay, Adv.

Mr. Vineet Dwivedi, Adv.
Mr. Shantanu Krishna, AOR
Mr. Tushar Bhalla, 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.

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

For Intervenor(s) : Ms. Aanchal Tikmani, AOR
Mr. Debabrata Das, Adv.

UPON hearing the counsel the Court made the following

O R D E R

IA No. 241599/2024

1. Heard Ms. Anubha Agrawal, learned counsel appearing for Unitech Ltd. and Mr. Mahesh Jethmalani, learned senior counsel appearing on behalf of New Okhla Industrial Development Authority (NOIDA).

2. The prayer in this application is to direct NOIDA to accord permission and approvals of lay out plans, building plans and ancillary approvals for three projects namely: (i) Sectors 96, 97 and 98, (ii) Sector 113, and (iii) Sector 117. The aforesaid

prayer has been made in furtherance of the orders passed by this Court previously on 26.04.2024 and 04.12.2024.

3. Mr. Mahesh Jethmalani, learned senior counsel submits that unless the outstanding dues of NOIDA are settled, the permissions and approvals sought by the Unitech cannot be granted.

4. We have considered the rival submissions. Considering the circumstances, NOIDA is directed to process the pending lay out plans, building plans and all other ancillary approvals and accord the necessary approval within two weeks without prejudice to its right to the determination, quantification and payment of outstanding dues. NOIDA may submit its claims before this Court within four weeks. The Unitech Ltd. may submit its counter reply within two weeks thereafter.

5. Post the application on 21.08.2025 for final determination and quantification of dues payable by Unitech Ltd. to NOIDA.

IA No.784/2025

1. There are two issues that arise for consideration in this application. One pertains to the alleged encroachment made by M/s. RDC Concrete (India) Private Limited (RDC) on the piece of land in the area at Uniworld City, Newtown, Rajarhat, Kolkata, namely, the site which belongs to Unitech Ltd. Notice was issued to RDC, however, no one has entered appearance.

2. In these circumstances, we direct the New Kolkata Development Authority (NKDA) to remove the encroachment made by RDC on the subject site within a period of three weeks.

3. The Commissioner of Police, Bidhan Nagar and the Collector of

that area, are directed to provide every logistical assistance as also the police force to NKDA for the removal of encroachment. A status report along with videography of removal of encroachments shall be produced before the next date of hearing.

4. Post the application on 21.08.2025.

Rest of the IAs listed today

1. Post on 21.08.2025.

(NITIN TALREJA)
ASTT. REGISTRAR-cum-PS

(PREETHI T.C.)
ASSISTANT REGISTRAR