

ITEM NO.49

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. & 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.]

IA No. 137045/2024 - APPLICATION FOR PERMISSION
IA No. 155305/2022 - APPLICATION FOR PERMISSION
IA No. 161365/2022 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 11146/2026 - APPROPRIATE ORDERS/DIRECTIONS

WITH

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

IA No. 17446/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 16916/2026 - INTERVENTION APPLICATION

Date : 03-02-2026 These matters were called on for hearing today.

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HON'BLE MR. JUSTICE K.V. VISWANATHAN

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Mr. Aneesh Mittal, AOR

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

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

I.A. No.161365 of 2022 for directions in Civil Appeal No. 10856 of 2016

1. This application has been preferred by M/s.Tathagat Promotores Pvt. Ltd as one of the intervenors in the main matter. The applicant has prayed for the following reliefs:-

"A. Direct the Respondent in Civil Appeal(C)No. 10856 of 2016 i.e., M/s. Unitech Ltd. and its subsidiary i.e., M/s. Unitech Hi-tech Developers Ltd., to deliver unencumbered and uninterrupted possession of the Unit, described herein above, allotted to the Applicant upon payment of the balance sale consideration by the Applicant; and

B. Direct the Respondent in Civil Appeal(C)No. 10856 of 2016 i.e., M/s. Unitech Ltd. and its subsidiary i.e., M/s. Unitech Hi-tech Developers Ltd., to execute a Registered Conveyance Deed in respect of the afore said Unit and in favour of the Applicant with the effect of transferring the valid and legal title in the name of the Applicant; and/or

C. Pass any other order(s) as deemed fit and appropriate by this Hon'ble Court in the present facts and circumstances."

2. We heard Mr.Joseph Pookkatt, the learned counsel appearing for the applicant and Ms. Anubha Agrawal, the learned counsel appearing for the Government appointed Board.

3. The learned counsel appearing for the Board has instructions to make a statement that the plot in question for which this

application has been filed is not to be put to auction. The main reliefs which have been prayed for insofar as execution of the Registered Conveyance Deed etc., are concerned, we shall look into on 25.2.2026.

I.A. No.17446 of 2026 for directions in SLP(Crl) Nos. 5978-5979/2017

1. This application has been preferred by one of the intervenors claiming to be one of the purchasers of the flats in the Project namely "Harmony Group Housing Complex". The applicant has prayed for the following reliefs:-

"a) Direct that the E-Auction process, pursuant to the Public Notice dated 01.01.2026 issued by Government appointed Board of Directors, at Unitech, in respect of Flat 1501 and 1902 in the Harmony Group Housing Complex be stayed.

b)direct the Respondent to accept the balance sale consideration in respect of the flats duly allotted to the Applicant, in accordance with the demand raised/terms of allotment.

c)Pass any other order(s) or/and directions(s), which the Hon'ble Court may deem fit and proper, may be passed in the interest of justice."

List on 25.02.2026 at 2 p.m.

(CHANDRESH)
ASTT. REGISTRAR-cum-PS

(POOJA SHARMA)
COURT MASTER (NSH)