

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Civil Appeal No(s).10856/2016

BHUPINDER SINGH

Appellant(s)

VERSUS

UNITECH LTD. & ORS.

Respondent(s)

[ONLY IA NOS. 217218, 212060, 206064, 104665, 104666, 149750 and 149751 OF 2026 IN CA NO. 10856/2016 AND IA NOS. 247792 AND 247793 OF 2023 IN SLP(CRL) NO. 5978-5979/2017 ARE LISTED UNDER THIS ITEM]

IA No. 217218/2026 - APPLICATION FOR PERMISSION

IA No. 104666/2026 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 212060/2026 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 149751/2026 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 104665/2026 - INTERVENTION APPLICATION

IA No. 206064/2026 - INTERVENTION/IMPLEADMENT

IA No. 149750/2026 - INTERVENTION/IMPLEADMENT

WITH

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

FOR

FOR INTERVENTION/IMPLEADMENT ON IA 247792/2023

FOR CLARIFICATION/DIRECTION ON IA 247793/2023

IA No. 247793/2023 - CLARIFICATION/DIRECTION

IA No. 247792/2023 - INTERVENTION/IMPLEADMENT

Date : 17-08-2026 These matters were called on for hearing today.

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Mr. P. K. Jain, AOR

Mr. Utkarsh Jaiswal, AOR
Mr. Prasanjay J Sahani, Adv.
Mrs. Kiran Pandey, Adv.

Mr. Gyan Prakash Srivastava, AOR

Mr. Ravindra Kumar, Sr. Adv.
Mr. Binay Kumar Das, AOR
Ms. Priyanka Das, Adv.
Ms. Neha Das, Adv.
Mr. Shivam Saxena, Adv.

Mr. Divyesh Pratap Singh, AOR
Mr. Saurabh Jain, AOR
Mr. M. Yogesh Kanna, AOR
Mr. Akshat Srivastava, AOR

Mr. Pankaj Jain, Adv.
Mrs. Meenakshi Jain, Adv.
Mr. Bijoy Kumar Jain, AOR

Mr. P. K. Manohar, AOR
Mrs. Gargi Khanna, AOR

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Mr. Arjun Singh, Adv.
Ms. Vismita Diwan, Adv.
Ms. Vanya Gupta, AOR

Mr. Ashwani Kumar Dubey, AOR
Mr. Chandra Shekhar Mishra, Adv.

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Mr. Anirudh Singh, Adv.
Mr. Samarth Mohanty, Adv.

Mr. Mukesh Kumar Maroria, AOR
Mr. Aishwarya Bhati, A.S.G.
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Ms. Shreya Jain, Adv.
Mr. Jagdish Chandra Solanki, Adv.
Mr. Dr. N Vishakamurthy (aor), Adv.

Mr. Kumar Dushyant Singh, AOR
Mr. Shakti Singh Dhakray, Adv.

Mr. Rahul Ranjan, Adv.

Mr. Raj Kamal, AOR
Mr. Anurag Chandra, Adv.
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Ms. Nupur Kaushik, Adv.
Mr. Manish Kumar Sharma, Adv.
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Mr. Nimish Chandra, Adv.
Mr. Ratul Sharma, Adv.
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M/S. K J John And Co, AOR

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Mr. Abhishek Chauhan, Adv.
Mr. Ajit Kumar Ekka, AOR

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

Mr. Shantwanu Singh, AOR

Mr. Salvador Santosh Rebello, AOR
Mr. Raghav Sharma, Adv.
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Mr. Rakesh Mittal, Adv.
Ms. Yamini Mittal, Adv.
Mr. D. Abhinav Rao, AOR
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Mr. Dhiraj, Adv.
Mr. Ashutosh Dubey, Adv.
Mrs. Anshu Vachher, Adv.
Ms. Abhiti Vachher, Adv.
Mr. Akshat Vachher, Adv.

Ms. Nandni Sharma, Adv.
Mr. Amit Kumar, Adv.
Mr. Jasvinder Choudhary, Adv.

Mr. Nikhil Swami, AOR

Mr. Guntur Pramod Kumar, AOR
Ms. Prerna Singh, Adv.
Mr. Dhruv Yadav, Adv.

Mr. Gaurav Bahl, Adv.
Mr. Avinash Sharma, AOR
Mrs. Damyanti Juneja, Adv.
Dr. Joginder Singh Berwal, Adv.
Mr. Gaurav Kumar, Adv.
Mr. Yajat Kumar, Adv.

Mr. Awanish Sinha, AOR
Mrs. Anil Katiyar, AOR
Ms. Bharti Tyagi, AOR
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Ms. Neema, AOR
Mr. C. K. Sasi, AOR
Mrs. Rachna Gupta, AOR
Mr. Raj Bahadur Yadav, AOR
Mr. Sanjay Kumar Tyagi, AOR
M/S. Karanjawala & Co., AOR
Mr. Ravi Panwar, AOR

Mr. Ujjal Banerjee, AOR
Mr. Swapnil Gupta, Adv.
Mr. Annindya Banerjee, Adv.
Mr. Anmol Sehgal, Adv.
Mr. Tarun Mishra, Adv.

Mr. Dhruv Surana, Adv.
Mr. Rohit Amit Sthalekar, AOR
Mr. Siddhant Singh, Adv.

Mr. Ankur S. Kulkarni, AOR
Ms. Uditha Chakravarthy, Adv.
Mr. Abhay Singh Yadav, Adv.

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Mr. Divyam Kandhari, Adv.

Mr. Vikas Kumar, AOR
Mr. Karan Gulwade, Adv.
Ms. Vidhanshi Kamalia, Adv.
Ms. Samiksha Jain, Adv.
Ms. Nidhi Agarwal, Adv.

Mr. Gaurav Sharma, AOR
Mr. Amrish Kumar, AOR
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Mr. Umesh Dubey, Adv.
Ms. Madhulika, Adv.
Mr. Radeesh Kumar Mt, Adv.
Mr. Amulya Dev Mishra, Adv.
Ms. Shriji Mishra, Adv.

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Mr. Abhay Kaushik, Adv.
Ms. Himani Babbar, Adv.
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Ms. Hima Lawrence, AOR
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Ms. Karina Chawla, Adv.

Mr. Parijat Sinha, AOR
Mr. Chandra Bhushan Prasad, AOR

Mr. Neeraj Kumar Verma, AOR
Mr. Jaspreet Singh, Adv.

Ms. Rashi Bansal, AOR

Dr. Sushil Balwada, AOR
Mr. Kaushal Yadav, Adv.
Mr. Nandlal Kumar Mishra, Adv.
Mr. Onkar Nath Sharma, Adv.
Ms. Naina Garg, Adv.
Mr. Ritul Tandon, Adv.

Mr. Sumit R. Sharma, AOR
Ms. Meera Mathur, AOR
Mr. Nitin Saluja, AOR
Mr. Aman Raj Gandhi, AOR
Ms. Astha Tyagi, AOR

Mr. Atishi Dipankar, AOR
Mr. Sudhir Kulshreshtha, AOR
Mr. Devendra Singh, AOR
Mr. Prem Prakash, AOR
Mr. Rajeev Singh, AOR
Mr. Dhananjai Jain, AOR
Mr. T. N. Singh, AOR
Mr. Karan Batura, AOR
Mr. Kaushik Poddar, AOR

Dr. Manish Sighvi, Sr. Adv.
Mr. Anil Karnwal, Adv.
Mr. Karunakar Mahalik, AOR

Ms. Manjula Gupta, AOR
Mr. Prem Sunder Jha, Adv.
Mr. Abhay Singh Malik, Adv.
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Mr. Arpit Paul, Adv.

Mr. Abhishek Kumar Singh, AOR

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Mr. Tarun Kumar, Adv.

Mr. Rajesh Kumar Chaurasia, AOR
Mr. Sanjeev Kumar, Adv.
Mr. Rajan Kumar Chourasia, Adv.
Mr. Nitin Kumar Gupta, Adv.

Ms. Misha Rohatgi, AOR
Mr. Nakul Mohta, Adv.
Mr. Sachin S, Adv.

Mr. Sandeep Devashish Das, AOR

Mr. Amit Agrawal, AOR
Mr. Bharat Bhushan, AOR
Ms. Amrita Sarkar , AOR
Mr. Jeetender Gupta, AOR
Mr. Shekhar Kumar, AOR

Mr. Gopal Jha, AOR
Ms. Ratna Priya Pradhan, Adv.
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Mr. Ravi Tyagi, AOR
Mr. Praveen Agrawal, AOR
Mr. Karan Batura, AOR
Mr. Pukhrambam Ramesh Kumar, AOR
Mr. Siddharth Jain , AOR

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Mr. Bhupinder Yadav, Adv.
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Mr. Neeraj, Adv.
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Ms. Anzu K. Varkey, Adv.
Mr. Mohammed Shahrukh, Adv.
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Ms. V.selvi, Adv.

Ms. Divya Roy, AOR
Mr. Ankur Prakash, AOR
Mr. Rajat Sehgal, AOR

Mr. Rony Oommen John, AOR
Mr. Deep Roy, Adv.
Mr. Piyush Swami, Adv.

Mr. Mohit D. Ram, AOR

Mr. Ilin Saraswat, Adv.
Ms. Ilma Saifi, Adv.
Mrs. Anita Rani Sharma, Adv.
Mrs. Poonam Seth, Adv.
Mr. Ajay Prakash, Adv.
Mr. M. M. Kashyap, AOR

Mr. Rajiv Kumar Choudhry , AOR

Mr. Nitin Mishra, AOR

Mrs. Geetha Kovilan, AOR
Mr. Sunil Kumar Verma, AOR

Mr. Ankolekar Gurudatta, AOR
Ms. Shepali, Adv.

Mr. Rajan Chawla, AOR
Ms. Tulika Mukherjee, AOR
Mr. Siddhartha Sinha, AOR
Mr. Pahlad Singh Sharma, AOR
Mr. Balaji Srinivasan, AOR

Mr. Himanshu Shekhar, AOR
Mr. M.L. Lahoty, Adv.
Mr. Anchit Sripat, Adv.
Mr. Arvind Kumar, Adv.
Ms. Siddhi Bohra, Adv.

Dr. Sumant Bharadwaj, Adv.
Dr. Vedant Bharadwaj, Adv.
Ms. Mridula Ray Bharadwaj, AOR
Mr. D.m.shrmra, Adv.
Mrs. Amrita Behera, Adv.
Mrs. Pooja Gupta, Adv.
Mrs. Tanuja Jha, Adv.
Mr. Ankit Kumar Chaudhary, Adv.

Mr. Awanish Kumar, AOR

Ms. Maheravish Rein, Adv.
Ms. Shamsravish Rein, Adv.
Mr. Aldanish Rein, AOR

Mr. Kaustubh Anshuraj, AOR
Mr. Krishna Kumar Singh, AOR

Mr. Ashwarya Sinha, AOR
Mr. Sankalp Mahindru, Adv.
Mr. Aditya Malhotra, Adv.
Mrs. Surbhi Kumari, Adv.
Mr. Surbhi Kumari, Adv.

Mr. Dharmendra Kumar Sinha, AOR
Mr. Partha Sil, AOR
Ms. Upasana Nath, AOR
Ms. Rashmi Nandakumar, AOR

Mr. Anukul Raj, Adv.
Mrs. Nikita Raj, Adv.
Mr. Shantanu Krishna, AOR
Ms. Vaishnavi Srivastava, Adv.

Mr. Vishal Yadav, Adv.
Mr. Shikher Deep Aggarwal, Adv.
Mr. Naveen, Adv.
Mr. Tushar Bhalla, Adv.

Ms. Jyoti Mendiratta, AOR

Mr. Kaushik Choudhury, AOR
Mr. Akarsh Garg, Adv.
Mr. Shaantanu Jain, Adv.
Mr. Yudhisthir Bhardwaj, Adv.
Ms. Rupali Sharma, Adv.
Mr. Jyotirmoy Chatterjee, Adv.
Ms. Uditie Aggarwal, Adv.
Ms. Aaheli Roy, Adv.
Ms. Jahanvi Khanna, Adv.
Mr. Saksham Garg, Adv.

M/S. Dua Associates, AOR
Mr. S. Niranjana Reddy, Sr. Adv.
Mr. Munawwar Naseem, Adv.
Mr. Jaskaran Singh Bhatia, Adv.
Ms. Akshita Upadhyay, Adv.

Mr. Ayush Sharma, AOR
Mr. Vaibhav Kumar, AOR
Mr. Aneesh Mittal, AOR

Mr. Rajesh Gulab Inamdar, AOR
Mr. Shashwat Anand, Adv.
Ms. Rakshita Singh, Adv.
Mr. BLN Sanjit, Adv.
Mr. Ritik Grover, Adv.
Sonal Priya, Adv.

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

I.A. Nos.104665 & 104666 of 2026

I.A. No.104665/2026, i.e., interlocutory application for intervention is allowed.

I.A. No.104666 of 2026 is filed by the National Asset Reconstruction Company Limited (for short, "NARCL").

It is the case of NARCL that pursuant to the assignment of

debt under the loan facilities along with all underlying security interest and credit comforts by Punjab National Bank in its favour vide Assignment Agreement dated 28.11.2025, the applicant is now the sole secured financial creditor of Entertainment City Limited (ELC/ Borrower), an entity in which Unitech holding has 41.05% of total shareholding.

Issue notice, returnable on 16.09.2026.

Ms. Anubha Agrawal, the learned counsel waive service of notice for and on behalf of the Board.

We want Ms. Anubha Agrawal to respond to these interlocutory applications by way of an affidavit.

Notice shall also go to the respondent- Entertainment City Limited.

Dasti service, in addition, is permitted.

I.A. Nos.149750 & 149751 of 2026

I.A. No.149750 of 2026, i.e., application for impleadment is allowed.

In the interlocutory application no.149751 of 2026, the applicant has prayed for the following reliefs:-

"a) pass appropriate direction/order in favour of the applicant directing the non-applicant - M/s Entertainment City Ltd. to remove any article or articles of M/s Entertainment City Ltd.'s own or M/s Entertainment City Ltd.'s agent from the premises in question i.e. Unit No. 303, 2nd Floor, Garden Galleria, Plot No. A-2, Sector 38-A, Noida (U.P.)- 201301 and, thereby, handover actual physical & peaceful possession of the aforesaid Unit No. 303, 2nd Floor, Garden Galleria, Plot No. A-2, Sector 38- A, Noida (U.P.)-

201301 to the applicant forthwith;

b) issue appropriate direction/order to M/s Entertainment City Ltd. to pay the Assured Monthly Return to the applicant for the period from 7th July, 2014 till date with appropriate penal interest in terms of the Memorandum of Understanding dated 08.10.2013 in the interest of justice; and

c) pass such other and further order(s) as may be deem fit and proper in the interest of justice."

Issue notice, returnable on 30.09.2026.

Ms. Anubha Agrawal, the learned counsel waive service of notice for and on behalf of the Board.

Issue notice to the Entertainment City Limited also.

Dasti service, in addition, is permitted.

I.A. No.217218 of 2026

This application is at the instance of Ministry of Corporate Affairs.

The Ministry has prayed for the following reliefs:-

"I. Allow the present application and approve the name of Shri Giridhar Aramane, IAS Retd (1988 Batch) for appointment as Chairman & Managing Director on the Board of Unitech Ltd., in place of Mr. Yudhvir Singh Malik whose tenure came to an end on 20.07.2026, as nominated/approved by the Ministry of Corporate Affairs;

II. Extend the immunity in respect of litigation, as granted to the directors by this Hon'ble Court vide order dated 20.01.2020, to Shri Giridhar Aramane in his role as chairman and managing director of Unitech Limited."

We take notice of the fact that the tenure of Mr. Yudhvir Singh Malik, former Chairman & Managing Director on the Board of Unitech Ltd. came to an end on 20.07.2026.

The Ministry has now appointed Shri Giridhar Aramane, IAS Retd. (1988 Batch) as Chairman & Managing Director on the Board of Unitech Limited.

We approve the appointment of Shri Giridhar Aramane as the Chairman & Managing Director on the Board of Unitech Limited.

The I.A. stands disposed of accordingly.

I.A. Nos.247792 & 247793 of 2026 in SLP (CrI.) No.5978-5979 of 2017

I.A. No.247792 of 2026, i.e., application for impleadment is allowed.

List the interlocutory applications on 30.09.2026.

In the meantime, reply may be filed by the respondents to the I.A. No.247793 of 2026.

I.A. No.123054 of 2026

Issue notice, returnable on 30.09.2026.

Ms. Anubha Agrawal, the learned counsel waive service of notice for and on behalf of the Board.

By this application, the applicant has prayed for the following reliefs:-

"a. Issue appropriate directions to the Respondent No.1 to recall and set aside the arbitrary cancellation/withdrawal of the e-auction in respect of Leasehold Residential Plot No. B-239 situated at Willows, Block-B, UGCC, Sector 96-97-98, Noida, Uttar Pradesh;

b. Direct the Respondent No.1 to declare the Applicant as the successful bidder and to proceed with issuance of the allotment letter and completion of the consequential formalities in favour of the Applicant;

c. Pass such further orders or directions as this Hon'ble Court may deem fit and proper in the interest of justice."

One copy of this I.A. shall be furnished at the earliest to Ms. Anubha Agrawal, who in turn shall look into the matter and revert on the next date of hearing.

I.A. Nos.212060 and 206064 of 2026

I.A. No.206064 of 2026, i.e., application for impleadment is allowed.

In I.A. No.212060 of 2026, the applicant has prayed for the following reliefs:-

"I. Pending the hearing and final disposal of the captioned petition, restrain Respondent No. 1 (including its Court-appointed Board of Directors) and ICICI Bank Limited, whether by themselves, their officers, agents or assignees, from selling, auctioning, transferring, alienating or in any manner creating third-party rights in respect of the 10 (ten) villas described in Schedule-II to the Security Agreement dated 07.04.2016 (Villa Nos. A-8, A-9, A-10, A-11, A-12, A-156, A-157, A-158, A-159 and A-94); AND/OR

II. Pending the hearing and final disposal of the captioned petition, stay all proceedings initiated by ICICI Bank Limited against the Applicant Company and/or its promoters/directors/guarantors in respect of, or arising out of, the Overdraft Facility of Rs. 65 Crores extended pursuant to the Escrow Agreement dated 06.06.2016, including but not limited to: (i) Original Application No.347/2019 pending before the Ld. Debts Recovery Tribunal-I, New Delhi; (ii) all measures taken or proposed to be taken under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 pursuant to the notice(s) issued under Section 13(2) thereof; (iii) FIR No.172/2021 dated 12.11.2021 registered at PS EOW, Delhi and all proceedings arising therefrom; and (iv) CT Case 2712/2019, 2713/2019 and 2715/2019, the said proceedings having arisen out of the self-same loan transaction and being the direct product of the collusion between ICICI Bank Limited and Respondent No. 1 as set out hereinabove;

III. Direct Respondent No. 1 to disclose full particulars of the 2 (two) villas already sold/alienated, and to keep apart and duly account for the sale proceeds thereof pending adjudication of the claim in respect of the said secured villas; AND/OR

IV. grant liberty to the Applicant to file appropriate application(s) for the recognition and enforcement of the secured interest of the Company in the said villas, and to work out his rights of subrogation in respect thereof, and/or direct that the said claim be placed before and considered by the Court-appointed Board of Directors of Respondent No. 1; AND/OR

V. Pass such further or other order(s) as this Hon'ble Court may deem fit and proper in the facts and circumstances of the case, and in the interest of justice."

The applicant before us is a contractor. We heard the learned senior counsel appearing for the applicant and also Ms. Anubha Agrawal, the learned counsel appearing for the Board.

We are of the view that this I.A. could be looked into by Justice Sapre Committee since this has something to do with the unpaid dues of a contractor.

In the event the Board decides to put these villas to auction, prior notice shall be given to the applicant.

I.A. Nos.302408/2024, 302409/2024, 116628/2026, 159201/2026, 148895/2026, 59881/2026 and 59874/2026 in Civil Appeal No.10856/2016 and 240232/2026 in SLP (Crl.) Nos. 5978-5979 of 2017

List on 30.09.2026.

I.A. Nos.81979 & 81980 of 2026

These interlocutory applications are dismissed as not pressed

with liberty to file a substantive petition.

We request Ms. Anubha Agrawal, the learned counsel to provide us with the following details regarding the promoters of Unitech:-

(i) How many have been charge-sheeted.

(ii) Names of the accused persons and their position in the company.

(iii) In which court(s) trial is pending.

(iv) How many accused came to be released over a period of time.

For this limited purpose, list the matter on 16.09.2026 along with I.A. Nos.104665 & 104666 of 2026 at 03:00 P.M..

(HARPREET KAUR)
COURT MASTER (SH)

(POOJA SHARMA)
COURT MASTER (NSH)