ITEM NO.303 COURT NO.5 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 AND ANR Appellant(s)

VERSUS

UNITECH LTD. & ORS. Respondent(s)

[ONLY INTERLOCUTORY APPLICATION NOS. 197133/2022, 305405/2026, 305402/2026 & 286435/2024, 9000-9002/2025, 45452/2026 & 45453/2026 & 135375/2026, 120616/2025 & 131588/2025, 56854/2026 & 104281/2026, 116163/2021, 123861/2021, 70119/2026 & 70121/2026, 70200/2026 & 70202/2026, 70205/2026 & 70206/2026, 71688/2026 & 71689/2026, 71693/2026 & 71694/2026, 71842/2026 & 71843/2026, 75256/2026 & 75257/2026, 75411/2026 & 75412/2026, 75416/2026 & 75417/2026, 85885/2026 & 85886/2026, 91749/2026 & 91751/2026 ARE LISTED UNDER THIS ITEM.
IA No. 116163/2021 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 120616/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 305405/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 305402/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 9000/2025 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 286435/2024 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 45453/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 104281/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 70206/2026 - CLARIFICATION/DIRECTION
IA No. 75257/2026 - CLARIFICATION/DIRECTION
IA No. 91751/2026 - CLARIFICATION/DIRECTION
IA No. 70202/2026 - CLARIFICATION/DIRECTION
IA No. 71843/2026 - CLARIFICATION/DIRECTION
IA No. 85886/2026 - CLARIFICATION/DIRECTION
IA No. 70121/2026 - CLARIFICATION/DIRECTION
IA No. 71694/2026 - CLARIFICATION/DIRECTION
IA No. 75417/2026 - CLARIFICATION/DIRECTION
IA No. 71689/2026 - CLARIFICATION/DIRECTION
IA No. 75412/2026 - CLARIFICATION/DIRECTION
IA No. 9002/2025 - EXEMPTION FROM FILING O.T.
IA No. 123861/2021 - INTERVENTION APPLICATION
IA No. 70205/2026 - INTERVENTION APPLICATION
IA No. 75256/2026 - INTERVENTION APPLICATION
IA No. 91749/2026 - INTERVENTION APPLICATION
IA No. 70200/2026 - INTERVENTION APPLICATION
IA No. 71842/2026 - INTERVENTION APPLICATION
IA No. 85885/2026 - INTERVENTION APPLICATION
IA No. 70119/2026 - INTERVENTION APPLICATION
IA No. 71693/2026 - INTERVENTION APPLICATION
IA No. 75416/2026 - INTERVENTION APPLICATION
IA No. 56854/2026 - INTERVENTION APPLICATION

Signature Not Verified
Digitally signed by HARPREET KAUR
Date: 2026.01.26 18:09:27 IST
Reason:

IA No. 71688/2026 - INTERVENTION APPLICATION
IA No. 75411/2026 - INTERVENTION APPLICATION
IA No. 45452/2026 - INTERVENTION/IMPLEADMENT
IA No. 180886/2025 - INTERVENTION/IMPLEADMENT
IA No. 131588/2025 - INTERVENTION/IMPLEADMENT
IA No. 9001/2025 - INTERVENTION/IMPLEADMENT
IA No. 135375/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

WITH
SLP(Crl) No. 5978-5979/2017 (II-D)
FOR impleading party ON IA 7678/2026
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 16933/2026
IA No. 16933/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 7678/2026 - INTERVENTION/IMPLEADMENT

Date : 20-11-2026 These matters were called on for hearing today.

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

For Appellant(s) :
Mr. Deepak Goel, AOR
Mr. Kumar Kartikay, Adv.
Ms. Neelu Sharma, Adv.
Ms. Alka Goyal, Adv.
Mr. Shailesh Sharma, Adv.

Mr. Anuroop Chakravarti, Adv.
Ms. Ranjeeta Rohatgi, AOR
Mr. Yuvraj Kashyap, Adv.
Mr. Vishvendra Tomar, Adv.
Mr. Neeha Nagpal, Adv.

Mr. Pawanshree Agrawal- 1914, AOR
Mr. Pawanshree Agrawal, Amicus Curiae

Mr. N Venkataraman, A.S.G.
Ms. Anubha Agrawal- 1887, AOR

For Respondent(s) :
Mr. Pawanshree Agrawal- 1914, AOR
Mr. Pawanshree Agrawal, Amicus Curiae

Mr. K.m.nataraj, A.S.G.
Mr. Shreekant Neelappa Terdal- 909, AOR

Mr. Chinmaee Chandra, Adv.
Ms. Suhashini Sen, Adv.
Mr. Annirudh Sharma-ii, Adv.
Mr. Siddhant Kohli, Adv.
Mr. Anuj Udupa, Adv.

Mr. N Venkataraman, A.S.G.
Ms. Anubha Agrawal- 1887, AOR

Mr. Lokesh Sinhal, Sr. A.A.G.
Mr. B. K. Satija, Sr. A.A.G.
Mr. Samar Vijay Singh, AOR
Mr. Nikunj Gupta, Adv.
Ms. Sabarni Som, Adv.
Mr. Vivek Bedi, Adv.
Mr. Siddharth Raj, Adv.
Mr. Siddhartha Goswami, Adv.
Dr. Mahesh Y Reddy, Adv.

Ms. Pritha Srikumar Iyer- 2074, AOR
Dr. Vijendra Singh- 3352 , AOR

Mr. Harish Pandey- 1715, AOR

Mr. Brijesh Kumar Tamber- 2254, AOR
Mr. Jeetender Gupta- 2713, AOR
Mr. Shekhar Kumar- 1549, AOR
Mr. Ravi Tyagi- 3808, AOR
Ms. Sujata Kurdukar- 1264, AOR
Mr. Karan Batura- 2961, AOR

Mr. Akshat Shrivastava, AOR
Mr. Aakash Sharma, Adv.
Mr. Utsav Madan, Adv.
Mr. Siddharth Jain- 2811, AOR
Mr. Ranjit Kumar Sharma- 2205, AOR

Mr. Ranbir Singh Yadav, AOR
Mr. Prateek Yadav, Adv.
Ms. Anzu K. Varkey, Adv.
Mr. Mohammed Shahrukh, Adv.
Ms. Shivika Nehra, Adv.
Mr. Tushar Sultania, Adv.
Ms. V. Selvi, Adv.
Mr. Puran Mal Saini, Adv.

Ms. Charu Mathur- 1642, AOR

Mr. Ashwarya Sinha- 2084, AOR
Mr. Aditya Malhotra, Adv.

Mr. Sankalp Mahindru, Adv.
Mr. Govind Rishi, Adv.
Ms. Surbhi Kumari, Adv.

Mr. Rajat Sehgal- 2708, AOR
Mr. Umang Shankar- 1787, AOR

Mr. Mohit D. Ram, AOR

Mr. Abhishek Gautam- 2353, AOR
Mr. M. M. Kashyap- 368, AOR
Mr. Rajiv Kumar Choudhry- 3138 , AOR
Mrs. Geetha Kovilan- 1944, AOR
Mr. Sunil Kumar Verma- 1530, AOR
Mr. Ankolekar Gurudatta- 1677, AOR
Mr. Rajan Chawla- 2875, AOR
Ms. Tulika Mukherjee- 2201, AOR
Mr. Siddhartha Sinha- 3206, AOR
M/S. Tas Law- 3363, AOR
Ms. Manjula Gupta- 1043, AOR
Mrs. B. Sunita Rao- 995, AOR
Mrs. Kirti Renu Mishra- 900, AOR
Mr. Sujoy Chatterjee- 2954, AOR

M/S. Cyril Amarchand Mangaldas Aor- 2238, AOR
Mr. Raunak Dhillon, Adv.
Ms. Aishwarya Gupta, Adv.
Mr. Nihaad Dewan, Adv.
Mr. Gunav Gujral, Adv.
Ms. Mitali Jain, Adv.

Mr. Shashank Singh, AOR
Mr. Amit Kumar Singh, Adv.
Ms. Sneha Chandna, Adv.

Ms. Aakanksha Nehra, Adv.
Ms. Nidhi Mohan Parashar- 2703, AOR

Mr. Aditya Singh-1- 3451, AOR
Mr. Shashibhushan P. Adgaonkar- 2012, AOR

Mr. Anand Varma, Adv.
Mr. Akash Agarwal, Adv.
Mr. Ashish Choudhury, AOR
Mr. Altamash Alim, Adv.
Mr. Azeem Alvi, Adv.
Mr. Abhishekh Arora, Adv.
Ms. Prachi Grover, Adv.
Mr. Anand Kamal, Adv.

Mr. Vivek Gupta- 1625, AOR
Mr. R. Gopalakrishnan- 1573, AOR
Mr. Karan Bharihoke- 2371, AOR

Mr. Annindya Banerjee, Adv.
Mr. Ujjal Banerjee- 2453, AOR
Mr. Swapnil Gupta, Adv.
Mr. Anmol Sehgal, Adv.
Mr. Tarun Mishra, Adv.

M/S. Devasa & Co.- 2413, AOR
Mr. Manish Tiwari, Adv.

Mr. Abhishek Kaushik, Adv.
Mr. Ayush Ranjan, Adv.
Dr. Priyanka, Adv.
Mr. Vivek Kumar, Adv.
Mr. Kumar Mihir, AOR

Mr. Rajesh Gulab Inamdar, AOR
Mr. Shashwat Anand, Adv.
Ms. Rakshita Singh, Adv.

Dr. Vinod Kumar Tewari- 1866, AOR
Mr. Bhoopesh Pandey, Adv.
Mr. Pramod Tiwari, Adv.
Mr. Vivek Tiwari, Adv.
Ms. Priyanka Dubey, Adv.
Ms. Saumya Mishra, Adv.
Ms. Archana Pandey, Adv.
Ms. Harshita, Adv.
Mr. Chandra Shekhar, Adv.
Ms. Deepika Ojha, Adv.
Mr. Amit Bhardwaj, Adv.
Mr. Piyush Sardana, Adv.
Mr. Anant Gupta, Adv.
Ms. Archla, Adv.

Mr. Niranjan Reddy, Sr. Adv.
Mr. Sidhartha Barua, Adv.
Mr. Naman Chaliha, Adv.
Ms. Yamini Jakhar, Adv.
Mr. Satyaranjan Dharmadhikari, Sr. Adv.
Ms. Jasmine Damkewala- 2100, AOR
Ms. Vaishali Sharma, Adv.
Mr. Divyam Khera, Adv.
Ms. V Shruti Devi, Adv.

Mr. Rajesh Kumar Gautam- 2540, AOR

Mr. Arvind Kumar Sharma- 1133, AOR
Mr. Zoheb Hussain, Adv.
Mr. Annam Venkatesh, Adv.
Mr. Vivek Gurnani, Adv.
Mr. Hitarth Raja, Adv.
Mr. Adarsh Kumar Pandey, Adv.
Mr. Amrish Kumar-aor, Adv.
Dr. Arun Kumar Yadav, Adv.

Ms. Mrinal Gopal Elker- 2566, AOR
Ms. Awantika Manohar- 2866, AOR
Mr. Samir Malik- 2534, AOR
Mr. Kausar Raza Faridi- 2772, AOR

Mr. Fuzail Ahmad Ayyubi, AOR
Mr. Ibad Mushtaq, Adv.
Ms. Akanksha Rai, Adv.
Ms. Gurneet Kaur, Adv.
Ms. Nagma Bee, Adv.
Ms. Neha Faridi, Adv.
Mr. Ayush Kumar Shukla, Adv.

Ms. Rakhi Ray- 1329, AOR
Ms. Niharika Ahluwalia- 2848, AOR
Mr. Sureshan P.- 1851, AOR

Mr. Sharanagouda Patil, Adv.
Mr. Supreeta Sharanagouda, Adv.
M/s S-legal Associates, 2041, AOR
Mr. Vishal M Vandaganoor, Adv.

Mr. Rajesh Singh- 1527, AOR
Mr. T.s.kagawkar, Sr. Adv.
Mr. J.s.billwaria, Sr. Adv.
Mr. Dinesh Kumar Mudgal, Adv.
Mr. Hitesh Kumar Sharma, Adv.
Mr. Amit Kumar Chawla, Adv.
Mr. Akhileswar Jha, Adv.
Mr. Satvik Sharma, Adv.
Mr. Sandeep Singh Dingra, Adv.
Mr. Kailash Chandra Mudgal, Adv.
Mr. Narendra Pal Sharma, Adv.
Ms. Shreya Jha, Adv.
Ms. Savita Kaushik, Adv.
Ms. Swati Vishan, Adv.
Ms. Divya Mishra, Adv.
Ms. Suresh Kumari, Adv.
Ms. Rashmi Prava Mohanty, Adv.

Mr. Kamlesh Kumar Pandey, Adv.
Mr. Kishor Kumar Pandey, Adv.
Mr. D.p Singh, Adv.
Mr. Dilip Kumar, Adv.
Mr. Desh Pal Sharma, Adv.

Mr. Aditya Parolia, Adv.
Mr. Akshay Srivastava- 3938, AOR
Mr. Vivek Kumar, Adv.
Ms. Sumbul Ismail, Adv.
Ms. Avani Sharma, Adv.

Mr. Syed Jafar Alam- 2431, AOR
Ms. Patil Rekha Chandra Gouda- 3361, AOR
Ms. Madhurima Tatia- 1881, AOR
Mr. Shaurya Vardhan Kuthiala- 3735, AOR
Mr. Gp. Capt. Karan Singh Bhati- 1136, AOR

Mr. Subhash C Jindal, Adv.
Mr. Anubhav- 3698, AOR
Mr. Yashwant Singh Yadav, Adv.
Mr. Vijay Pal, Adv.
Mr. Arvind, Adv.
Mrs. Preeti Yadav, Adv.
Mr. Deepankar, Adv.
Mr. Rakesh Vishan, Adv.
Mr. Umang Tripathi, Adv.
Mr. Rakesh Dubey, Adv.
Mr. Vinay Kumar Aherodiya, Adv.
Mr. Kuldeep Verma, Adv.

Mr. Ajay Khanna, Adv.
Mr. Archit Upadhayay, AOR
Mrs. Samiksha Yadav, Adv.

Ms. Shwetal Shepal, Adv.
Mr. Siddharth Dharmadhikari, Adv.
Mr. Aaditya Aniruddha Pande- 3259, AOR
Mr. Shrirang B. Varma, Adv.

Mr. Nitin Mishra, AOR
Mr. Hargun Singh Kalra, Adv.
Ms. Mitali Gupta, Adv.
Ms. Shagun Sabharwal, Adv.

Mr. Arvind Gupta- 2654, AOR
Mr. Atul Kumar- 1700, AOR
Mr. Manish Kumar Gupta- 2810, AOR
Mr. Kamal Mohan Gupta- 1269, AOR

Mr. Arup Banerjee- 1581, AOR
Mr. Vishal Arun- 1646, AOR

Mr. Abdul Azeem Kalebudde- 2057, AOR
Mrs. Taherabi Kalebudde, Adv.
Mr. Abhishek Gaur, Adv.

Mr. Sanjeev Gupta, Adv.
Ms. Bhanu Kapoor, Adv.
Mr. Shambhu Nath Singh, Adv.
Mr. Samuel Mathew, Adv.
Mr. Thomas Oommen- 3541, AOR

Mr. S. Rajappa- 1111, AOR
Mr. Soayib Qureshi- 2971, AOR
Mr. Roopansh Purohit- 2141, AOR
Mr. D. L. Chidananda- 2005, AOR
Mr. T. Mahipal- 1375, AOR

Mrs. Sudha Gupta- 1234, AOR
Mr. Mohit Girdhar, Adv.

Mr. Aabhas Parimal, Adv.
Mr. Akash Kakade, Adv.
Mr. Ram Saran, Adv.
Mr. Somanatha Padhan, AOR
Mr. Ankit Sahu, Adv.

M/S. Trilegal Advocates On Record- 3376, AOR
M/S. Av Global Chambers- 2717, AOR

Mr. Sameer Abhyankar- 2516, AOR
Mr. Aakash Thakur, Adv.
Mr. Nalin Talwar, Adv.

Mr. Siddharth Batra- 2619, AOR
Ms. Shivani Chawla, Adv.
Mr. Chinmay Dubey, Adv.
Mr. Akshit Lunial, Adv.
Mr. Mehul Gulati, Adv.
Mr. Bhavya Bachani, Adv.

Mr. Amit K. Nain- 2125, AOR
Mr. Arjun Singh Bhati- 2616, AOR
Ms. Mumtaz Bhalla- 2884, AOR

Ms. Ruchi Kohli, Sr. Adv.
Mr. K M Nataraj, A.S.G.
Mr. Zoheb Hussain, Adv.

Mr. Sudarshan Lamba, AOR
Mr. Annam Venkatesh, Adv.
Mr. Santosh Kumar, Adv.
Mrs. Alka Aggarwal, Adv.
Mr. Siddhant Kohli, Adv.
Mr. Raman Yadav, Adv.
Mr. Digvijay Dam, Adv.
Mr. Padmesh Mishra, Adv.
Mr. Vatsal Joshi, Adv.
Mr. Sharath Nambiar, Adv.

Mr. Neeraj Shekhar- 1635, AOR
Mrs. Geetha Kovilan- 1944, AOR
Mr. Pranav Kumar- 2808, AOR
Mr. Sarad Kumar Singhania- 1594, AOR
Ms. Neha Sharma- 1975, AOR
Mr. Yashraj Singh Bundela- 3281 , AOR
Dr. Surender Singh Hooda- 2261, AOR
Mr. Sanyat Lodha- 2975, AOR

Ms. Ritu Rajkumari, Adv.
Mr. Kripa Shankar Prasad, AOR
Mr. Aaryamaan Sahay, Adv.

Ms. Aswathi M.k.- 2498, AOR
Mr. Pranab Prakash- 2660, AOR
Mr. Gaurav Goel- 2115, AOR
M/S. Parekh & Co.- 1370, AOR
Mr. Jay Kishor Singh- 1835, AOR
Mr. Devesh Kumar Mishra- 3846, AOR
Mr. Arjun Harkauli- 1717, AOR

Mr. Sidhant Kumar, Adv.
Ms. Ekssha Kashyap, Adv.
Mr. Sahil Tagotra, AOR

Ms. Charu Ambwani- 2701, AOR
Mr. Akshay Amritanshu- 3121, AOR
Mr. Aditya Singh- 2073, AOR
Ms. Ekta Bharati- 4315, AOR
Ms. Shagun Matta- 2674, AOR
Ms. Manisha Ambwani- 2394, AOR

Mr. Daksh Kadian, Adv.
Ms. Aadya Khanna, Adv.
Mr. Aamir Hussain, Adv.
Ms. Aditi Singhal, Adv.
Mr. Manohar Pratap- 3613, AOR

Ms. Diva Singh, Adv.
Mr. Anant Kumar Vatsya, Adv.

Mr. Devendra Singh, AOR
Mr. Bhupender Yadav, Adv.
Mr. Swagat Nanda, Adv.
Mr. Arunender Thakur, Adv.

Mr. Mohit Paul- 1899, AOR

Mr. Utkarsh Sharma- 2620, AOR
Mrs. Kaveri Vats, Adv.

Mr. Neeraj Kumar Gupta- 2097, AOR
Ms. Aarthi Rajan- 2547, AOR
Mr. Adeel Ahmed- 2734, AOR

Ms. Anushri Singh, Adv.
Mr. Kunwar Vikramaditya Shah, Adv.
Ms. Pallavi, Adv.
Ms. Rashmi Singh- 2132, AOR
Ms. Archana, Adv.

M/S. Delhi Law Chambers- 1508, AOR
Mr. Mahfooz Ahsan Nazki- 2744, AOR
Mr. Amit Sharma- 1781, AOR
Mr. Hiresh Choudhary- 3745, AOR
Mr. R. C. Kaushik- 561, AOR
Mr. Akshat Bajpai- 3405, AOR

M/S. Gagrat And Co- 386, AOR
Mr. Ujjwal A. Rana, Adv.
Mr. Himanshu Mehta, Adv.

Mr. Mimansak Bhardwaj- 3770, AOR
Mr. S.. Udaya Kumar Sagar- 1132, AOR
Mr. Rahul Sharma- 2512, AOR
Ms. Preeti Singh- 2428, AOR

Mr. Satyajeet Kumar- 2196, AOR
Mr. Rakesh Tiwari, Adv.

Mr. Siddharth- 2484, AOR
Mr. Sreenath S.- 4133, AOR
Ms. Rohini Prasad- 3083, AOR

Mr. Aman Preet Singh Rahi, Adv.
Mr. A. Venayagam Balan, AOR
Mr. Puneet Thakur, Adv.
Mr. Gaurav Pal, Adv.

Mr. Prashant Kumar- 3404, AOR
Mr. Shashank Manish- 2614, AOR

Ms. Priyanjali Singh- 1973, AOR

Mr. C. K. Sasi- 1323, AOR

Mr. Md. Anas Chaudhary, Adv.
Mr. Mohd. Sharyab Ali, Adv.
Ms. Shehla Chaudhary, Adv.
Ms. Sangita Malhotra, Adv.
Ms. Pallavi Talwar, Adv.
Mr. Ansar Ahmad Chaudhary- 1402, AOR
Mr. Iduddin, Adv.
Dr. Ashutosh Garg- 1846, AOR

Mr. Govind Jee, AOR
Mr. Omanakuttan Kk, Adv.
Mr. Akhilesh Kumar Mishra, Adv.
Mr. Gajjala Bhaskar, Adv.

Mrs. Rachna Gupta- 608, AOR

Mr. Raghunatha Sethupathy B, AOR
Mr. Nayan Nishchal, Adv.

M/S. Kmnp Law Aor- 2424, AOR
Mr. Yash S. Vijay- 3775, AOR
Mr. Rameshwar Prasad Goyal- 1350, AOR
Mr. Sudarshan Rajan- 1618, AOR
Mr. Ravindra Bana- 548, AOR
Mr. Gaurav Dhingra- 1789, AOR
Mr. Aakarsh Kamra- 2599, AOR
Mr. Pawas Agarwal- 4170, AOR
Mr. Chandan Kumar- 2495, AOR

Mr. M S Verma, Adv.
Mr. Rajnish Kumar Jha- 2262, AOR

Mr. Abdul Qadir Abbasi- 2978, AOR
Mr. Saurabh Ajay Gupta- 1827, AOR

Mr. Mukesh Kumar Maroria- 2324, AOR
Mr. Aishwarya Bhati, A.S.G.
Mrs. Chitrangda Rastaravara, Adv.
Ms. Shreya Jain, Adv.
Mr. Jagdish Chandra Solanki, Adv.
Ms. Jyotika Sharma, Adv.
Mr. S.n.terdal (aor), Adv.

Ms. Devina Sehgal, AOR
Mr. Yatharth Kansal, Adv.
Mr. Srikanth Varma Mudunuru, Adv.

Mr. Divyesh Pratap Singh- 2543, AOR

Mr. Vipin Kumar Jai- 1576, AOR
Mr. Ashwani Kumar- 1341, AOR
M/S. Udit Kishan And Associates- 2421, AOR
Mr. Sushil Kumar Singh- 2506, AOR

Ms. Madhusmita Bora- 1838, AOR
Ms. Pavithra V., Adv.

M/S. Juris Corp.- 2155, AOR
Mrs. Aditi Sinha, Adv.
Mr. Ronit Chopra, Adv.

Ms. Anshula Vijay Kumar Grover- 2754, AOR
Ms. Asiya Khan- 3340 , AOR
Mr. Yadav Narender Singh- 2004, AOR
Mr. Saurabh Agrawal- 3446, AOR
Mr. K. K. Mohan- 289, AOR

Ms. Prachi Johri- 2968, AOR
Mr. Sachin Jain, Adv.
Mr. Himanshu Sharma, Adv.

Mr. Omprakash Ajitsingh Parihar- 2462, AOR
Mr. Dushyant Tiwari, Adv.
Mr. Arbind Kumar, Adv.

Mr. Ashish Mohan, Adv.
Mr. Vivek Kumar Singh, Adv.
Mr. Manish Vashishtha- 2051, AOR
Ms. Sunayna Agarwal, Adv.
Ms. Deepti Vashishtha, Adv.
Mr. Upender Thakur, Adv.

Mr. Nishit Agrawal- 2631, AOR

Mr. Rakesh Dwivedi, Sr. Adv.
Ms. Anindita Roy Chowdhury, Adv.
Ms. Vatsala Rai, Adv.
Mr. Abhijnan Jha- 3209, AOR

Mr. Tarun Gupta- 1917, AOR
Mr. Dinesh Malik- 3703, AOR
Mr. Soumya Dutta- 2537, AOR

Mr. Aditya Kumar Dubey, Adv.
Mr. Rajesh Kumar Pandey, Adv.
Mr. Aditya Joshi, Adv.
Mr. Chintha Sandeep, Adv.
Mr. Subbha Somu, Adv.
Mr. Ravi Kumar Bodhani, Adv.

Ms. Swati Setia, AOR

Mr. R K Pandey, Adv.
Mr. Atul Sharma- 1854, AOR

Ms. Sunieta Ojha- 3032, AOR
Mr. D. L. Chidananda- 2005, AOR
Mr. Abhisth Kumar- 1394, AOR
Ms. Manju Jetley- 350, AOR
Mr. Raj Bahadur Yadav- 2771, AOR
Petitioner-in-person, AOR
Mr. Syed Jafar Alam- 2431, AOR
Ms. Sunieta Ojha- 3032, AOR

Mr. Shankar Divate- 1235, AOR
Mr. L.b. Rai, Adv.
Mr. Kartik Rai, Adv.

Mr. Mandeep Kalra- 3242, AOR
Ms. Chitrangada Singh, Adv.
Mr. Yashas J, Adv.
Mr. Vaibhav Yadav, Adv.
Mr. Paras Mohan Sharma, Adv.

Mr. Navneet R., AOR
Ms. Alankrita Sinha, Adv.

Mr. Umang Shankar- 1787, AOR
Mr. Mukesh Kumar- 3686 , AOR
Ms. Kamakshi S. Mehlwal- 1263, AOR

Mr. Jaideep Gupta, Sr. Adv.
Mr. Kunal Chatterji, AOR
Ms. Maitrayee Banerjee, Adv.
Mr. Varij Nayan Mishra, Adv.

Mr. Vikas Mehta- 1435, AOR
Mr. Siddhant Sharma- 3228, AOR
Mr. Sanjay Jain- 1299, AOR
Mr. Shashwat Parihar- 3933, AOR
Mr. Mayank Goel- 1673, AOR

Ms. Kshirja Agarwal, Adv.
Ms. Anuja Pethia, AOR

Mrs. B. Sunita Rao- 995, AOR

Mr. Raja Thakare, A.S.G.
Ms. Madhulika Upadhyay, AOR

Ms. Shradha Deshmukh, Adv.
Mr. Chinmayee Chandra, Adv.
Mr. Siddhant Kohli, Adv.
Mr. Rajan Kr.chourasia, Adv.

Mr. Sumit Srivaastava- 1644, AOR

Mr. A. Radhakrishnan- 1736, AOR
Mr. Sujeet Ranjan, Adv.
Ms. Astha Deep, Adv.
Mr. Shiv Kumar, Adv.

Mr. Sudhansu Palo- 1998, AOR
Mr. Rajesh Palo, Adv.

Mr. Rajesh Kumar Chaurasia- 2533, AOR
Mr. E. C. Agrawala- 177, AOR
Mr. Nikilesh Ramachandran- 1406, AOR
Mr. Gaurav Goel- 2115, AOR
Mr. D. S. Chauhan- 167, AOR
Ms. Charu Mathur- 1642, AOR
Ms. S. Ramamani- 1645, AOR
M/S. Gorkela Law Office- 2579, AOR
Ms. Shriya Maini- 2923, AOR
Mr. Jinendra Jain- 1869, AOR
Mr. Deepak Goel- 1780, AOR
Mr. Shantanu Sagar- 2058, AOR

Mr. Faisal Sherwani - 2284, AOR

Mr. Sonal Jain- 1865, AOR
Mr. Anshuman Ashok- 2363, AOR
Ms. Filza Moonis- 2666, AOR
Mr. Chitranshul A. Sinha- 2525, AOR
Mr. Siddhartha Jha- 2286, AOR
Mr. Himanshu Bhushan- 2641, AOR
Mr. Anirudh Sharma- 1901, AOR

Ms. Sakshi Chahar, Adv.
Mr. Krishan Kumar, Adv.
Mr. Vivek Kumar, Adv.
Mr. Vinay Kumar Sharma, Adv.
Mr. Punit Handa, Adv.
Mr. Bhupesh Pathak, Adv.
Mr. Ramjee Pandey, AOR
Ms. Sania Khan, Adv.

Mr. Vikram Singh- 2076, AOR
Mr. Vikrant Pachnanda- 3070, AOR

Mr. Sharanagouda Patil, Adv.

Mr. Supreeta Sharanagouda, Adv.
M/s S-legal Associates, 2041, AOR
Mr. Vishal M Vandaganoor, Adv.

Ms. Meera Mathur- 1247, AOR
M/S. D.s.k. Legal- 2420, AOR
Mr. V. K. Monga- 1249, AOR

Mr. Dhruv Tamta- 3031, AOR

Mr. Arvind Kumar Tewari- 57, AOR
Ms. Mithu Jain- 2457, AOR
Mr. Rohit Kumar Singh- 2682, AOR

Ms. Vrinda Bhandari- 3550, AOR

Mr. Arun Kumar Batta, Adv.
Mr. A.k. Nijhawan, Adv.
Mr. Shivendra Singh, AOR
Mr. Rohan Sharma, Adv.
Ms. Aryama Singh Rajput, Adv.
Mr. Udai V.s. Rathore, Adv.
Mr. Rajesh Kumar- 1107, AOR
Mr. Rajeev Singh- 1626, AOR
Mr. Abhinav Shrivastava- 2372, AOR
Ms. Komal Mundhra- 3799, AOR
Mr. Vineet Bhagat- 1650, AOR
Mr. Dhruv Dwivedi- 4118, AOR
Ms. Jaikriti S. Jadeja- 2299, AOR

Mr. Ritwik Parikh- 3608, AOR
Mr. Ritwik Parikh, Adv.
Ms. Heena Khatun, Adv.
Mr. Satwik Parikh, Adv.

Mr. Rajiv Ranjan Dwivedi- 1808, AOR

Mr. Mehul M. Gupta, Adv.
Mr. Roopenshu Pratap Singh, Adv.
Mr. Mukesh Kumar, Adv.
Mr. Srikant Singh, Adv.
Mr. Manish Sharma, Adv.
Mr. Akash, Adv.
Mr. Krishna Kr. Sharma, Adv.
Mr. Ashish Pandey, AOR
Mr. Srajan Shankar Kulshrestha, Adv.

Mr. Roshan Santhalia- 2639, AOR
Mr. Aniket Vijay Seth- 3903, AOR

Mr. Akshat Kumar, AOR

Mr. D.k Rustagi, Adv.

Mr. Sriram P.- 2550, AOR

Mr. Mohan Babu Agarwal, Adv.
Ms. Akansha Agarwal, Adv.
Ms. Celeste Agarwal- 3821, AOR

Mr. M. P. Vinod- 1089, AOR
Ms. Shruti Agarwal- 2901, AOR
Mr. Milind Kumar- 1566, AOR
Mr. Abhinay- 3080, AOR
Mr. Amit Shrivastava- 3024, AOR
Mr. Akshat Shrivastava- 1991, AOR

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

Mr. Manoj C. Mishra- 1674, AOR
Mr. Nitesh Ranjan- 3551, AOR

Mr. P. K. Jain- 505, AOR
Mr. Saurabh Jain, Adv.

Mr. Vinay Chadda- 2902, AOR
Mr. Jagdish Kumar Chawla, Adv.
Mr. Rohit Marwah, Adv.
Mr. Purshottam, Adv.

Mr. Gyan Prakash Srivastava- 1737, AOR
Ms. Disha Singh- 3175 , AOR
Mr. Divyesh Pratap Singh- 2543, AOR

M/S. Legal Options- 1554, AOR
Ms. Kanchan Yadav, Adv.
Ms. Sonia Dube, Adv.
Ms. Saumya Sharma, Adv.
Mr. Chiranjeev Singh, Adv.

Mr. M. Yogesh Kanna- 1870, AOR

Ms. Ruchi Kohli, Sr. Adv.
Mr. K M Nataraj, A.S.G.
Mr. Zoheb Hussain, Adv.
Mr. Sudarshan Lamba, AOR
Mr. Annam Venkatesh, Adv.
Mr. Santosh Kumar, Adv.
Mrs. Alka Aggarwal, Adv.
Mr. Siddhant Kohli, Adv.
Mr. Raman Yadav, Adv.

Mr. Digvijay Dam, Adv.
Mr. Padmesh Mishra, Adv.
Mr. Vatsal Joshi, Adv.
Mr. Sharath Nambiar, Adv.

Mr. Bijoy Kumar Jain- 92, AOR
Mr. P. K. Manohar- 513, AOR
Mr. Somesh Chandra Jha- 2403, AOR

Ms. Neeha Nagpal, Adv.
Ms. Vanya Gupta- 3189, AOR

Ms. Harsh Lata- 2466, AOR
Mr. Shobhit Jain, Adv.
Mr. Mohit Jain, Adv.

Mr. Vivek Singh- 1761, AOR

Mr. Braj Kishore Mishra, AOR
Mr. Abhishek Yadav, Adv.
Mr. Ajay Kumar Srivastava, Adv.
Mr. Vinod Kumar, Adv.
Mr. Sachin Bhatt, Adv.

Mr. A. Karthik- 2475, AOR
Mr. Rajiv Mehta- 1207, AOR
Mr. B. Krishna Prasad- 117, AOR

Mr. Kaustubh Shukla, AOR
Ms. Pushpanjali Singh, Adv.
Mr. Vipul Kumar, Adv.
Ms. Gursimrat Kaur, Adv.
Mrs. Pragya Baghel- 1841, AOR
Mr. Abhay Anand Jena- 2458, AOR
Ms. Pallavi Langar- 1814, AOR
Ms. Malvika Kapila- 2737, AOR
Mr. Abhay Singh- 3492, AOR
Mr. D. Abhinav Rao- 2277, AOR
Mr. Utkarsh Jaiswal- 3696, AOR
Mr. Nikhil Swami- 2505, AOR

Mr. Ravindra Kumar, Sr. Adv.
Mr. Binay Kumar Das- 2000, AOR
Ms. Priyanka Das, Adv.
Ms. Neha Das, Adv.
Mr. Shivam Saksena, Adv.

Mr. Avinash Sharma- 2092, AOR

Mr. Saurabh Jain, AOR
Mr. S. P. Singh Rathore, Adv.

Mr. P. K. Goswami, Adv.
Mr. P. K. Jain, Adv.

Mrs. Anil Katiyar- 50, AOR
Mr. Akshat Srivastava- 3037, AOR
Ms. Bharti Tyagi- 1873, AOR

Mr. Aakash Bajaj, Adv.
Ms. Prerona Banerjee, Adv.
M/s Khaitan & Co., AOR

Mrs. Gargi Khanna- 2375, AOR
Ms. Neema- 3973, AOR

Mr. Ashwani Kumar Dubey- 1797, AOR
Mr. Chandra Shekhar Mishra, Adv.
Mr. Kumar Mangalam, Adv.
Mr. Gaurav Mishra, Adv.

Mr. Dipesh Sinha- 2751, AOR

Mr. Mukesh Kumar Maroria- 2324, AOR
Mr. Aishwarya Bhati, A.S.G.
Mrs. Chitrangda Rastaravara, Adv.
Ms. Shreya Jain, Adv.
Mr. Jagdish Chandra Solanki, Adv.
Ms. Jyotika Sharma, Adv.
Mr. S.n.terdal (aor), Adv.

Mr. Kumar Dushyant Singh- 2220, AOR
Mr. Rahul Ranjan, Adv.
Mr. Shakti Singh Dhakray, Adv.

Mr. Raj Kamal- 2077, AOR
Mr. Tushar Singh- 2700, AOR

Ms. Hima Lawrence, AOR
Mr. Vikram Hegde, Adv.
Mr. Aabir Bhattacharya, Adv.
Ms. Karina Chawla, Adv.

M/S. K J John And Co- 1287, AOR

Mr. Sudhir Mahajan, Adv.
Mr. Ajit Kumar Ekka- 2765, AOR
Mr. Sumit Kishore, Adv.
Mr. R.s.m. Kalky, Adv.

Ms. Riddhi Sancheti- 3084, AOR

Mrs. Pragya Singh, Adv.
Mr. Akshay Singh, Adv.
Mr. Tushar Sharma, Adv.
Mr. Rahul Dubey, Adv.
Mr. Shantwanu Singh- 2789, AOR
Mr. Salvador Santosh Rebello- 2891, AOR
Mr. Gaurav Sharma- 1968, AOR
M/S. Vachher And Agrud- 2841, AOR

Mr. Abhay Kumar- 1572, AOR
Mr. Shagun Ruhil, Adv.
Mr. Shreenivash, Adv.
Mr. Karan Chopra, Adv.

Ms. Prerna Singh, Adv.
Mr. Guntur Pramod Kumar- 2788, AOR
Mr. Dhruv Yadav, Adv.

Applicant-in-person, AOR
Mr. Awanish Sinha- 1671, AOR
Mr. M. P. Devanath- 1520, AOR

Ms. Hima Lawrence, AOR
Mr. Vikram Hegde, Adv.
Mr. Aabir Bhattacharya, Adv.
Ms. Karina Chawla, Adv.

Mr. Parijat Sinha- 501, AOR
Mr. Udayaditya Banerjee- 2468, AOR
Mr. Neeraj Kumar Verma- 2059, AOR
Mr. C. K. Sasi- 1323, AOR
Mrs. Rachna Gupta- 608, AOR
Mr. Raj Bahadur Yadav- 2771, AOR
Mr. Sanjay Kumar Tyagi- 1746, AOR
M/S. Karanjawala & Co.- 1707, AOR
Mr. Ravi Panwar- 2492, AOR

Mr. Annindya Banerjee, Adv.
Mr. Ujjal Banerjee- 2453, AOR
Mr. Swapnil Gupta, 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.

Mr. Aman Gupta- 2348, AOR
Mr. Vikas Kumar- 2080, AOR
Mr. Rajeev Singh- 1626, AOR
Mr. Amrish Kumar- 2986, AOR
Mr. T. N. Singh- 749, AOR
Mr. Y. Raja Gopala Rao- 1210, AOR
Mr. Kaushik Poddar- 1920, AOR

Mr. Manoj K. Mishra, AOR
Mr. Umesh Dubey, Adv.
Mr. Amulya Dev Mishra, Adv.
Ms. Shriji Mishra, Adv.
Mr. Amrendra Kumar Singh, Adv.
Mr. Shashank Tiwari, Adv.
Ms. Baby Devi Bonia, Adv.

Ms. Manjula Gupta- 1043, AOR
Mr. Anurag Tandon- 3420, AOR
Mr. S. K. Verma- 675, AOR
Ms. Vidhi Pankaj Thaker- 3668, AOR
Mr. Chandra Bhushan Prasad- 1864, AOR
Ms. Mohini Priya- 2977, AOR
Ms. Rashi Bansal- 2597, AOR
Mr. Akshay Goel- 3995, AOR

Dr. Sushil Balwada, AOR
Mr. Kaushal Yadav, Adv.
Mr. Nandlal Kumar Mishra, Adv.
Mr. Onkar Nath Sharma, Adv.
Mr. Ritul Tandon, Adv.
Mr. Sahil, Adv.
Mr. Lalit Mehra, Adv.
Mr. Srilok Nath Rath, Adv.

Mr. Sumit R. Sharma- 2279, AOR
Ms. Meera Mathur- 1247, AOR
Mr. Nitin Saluja- 2868, AOR
Mr. Aman Raj Gandhi- 2697, AOR
Ms. Astha Tyagi- 2368, AOR
Mr. Atishi Dipankar- 1268, AOR
Mr. Sudhir Kulshreshtha- 722, AOR
Mr. Devendra Singh- 2549, AOR
Mr. Prem Prakash- 1659, AOR

Mr. Gopal Jha, AOR
Ms. Ratna Priya Pradhan, Adv.
Mr. Nand Kishore Sharma, Adv.
Ms. Diya Saraswat, Adv.

Mr. Dhananjai Jain- 2255, AOR
Mr. Praveen Agrawal- 1538, AOR
Mr. Karan Batura- 2961, AOR
Mr. Pukhrambam Ramesh Kumar- 1593, AOR

Mr. Anil Karnwal, Adv.
Mr. Karunakar Mahalik, AOR

Mr. Sanjay Kumar Yadav, Adv.
Mr. Prithvi Pal- 2393, AOR
Mr. Sudhir Kumar, Adv.
Mr. Neeraj, Adv.
Mr. Bhupinder Yadav, Adv.
Mr. Manoj Jain, Adv.

Mr. Saurabh Balwani- 3282 , AOR
Ms. Divya Roy- 1820, AOR

Mr. Ankur Prakash- 1992, AOR
Mr. Mohd Saquib Siddiqui, Adv.
Ms. Priyanka Singh, Adv.

Ms. Rashi Bansal- 2597, AOR
Mr. Rony Oommen John- 2665, AOR

Mr. Abhishek Agarwal- 2107, AOR
Mr. Atul Sharma, Adv.
Ms. Renuka Iyer, Adv.
Mr. Arpit Paul, Adv.

Mr. Abhishek Kumar Singh- 2821, AOR
Mr. Preshit Vilas Surshe- 2662, AOR
Mr. Rajesh Kumar Chaurasia- 2533, AOR

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

Mr. Sandeep Devashish Das- 2172, AOR
Mr. Amit Agrawal- 2470, AOR
Mr. Bharat Bhushan- 1912, AOR
Ms. Amrita Sarkar- 3148 , AOR
Mr. Pahlad Singh Sharma- 1599, AOR
Mr. Balaji Srinivasan- 1546, AOR

Mr. Mayank Grover, Adv.
Mr. Anchit Sripat, Adv.
Ms. Siddhi Bohra, Adv.
Mr. Pratibha Vyas, Adv.
Mr. Arvind Kumar, Adv.
Mr. Parth Shekhar, Adv.

Mr. Shubham Singh, Adv.
Mr. Mata Prasad Pathak, Adv.
Mr. Arvind Kumar Tomar, Adv.
Mr. Mayur Raj, Adv.
Mr. Mukesh Kumar Verma, Adv.
Mr. Himanshu Shekhar- 1184, AOR

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. Sudhir Mavi, Adv.

Mr. Awanish Kumar- 2344, AOR
Mr. Aldanish Rein- 2542, AOR
Mr. Kaustubh Anshuraj- 1902, AOR
Mr. Krishna Kumar Singh- 2265, AOR

Mr. Ashwarya Sinha- 2084, AOR
Mr. Aditya Malhotra, Adv.
Mr. Sankalp Mahindru, Adv.
Mr. Govind Rishi, Adv.
Ms. Surbhi Kumari, Adv.

Mr. Dharmendra Kumar Sinha- 1405, AOR
Mr. Partha Sil- 1682, AOR
Ms. Upasana Nath- 2426, AOR
Ms. Rashmi Nandakumar- 2190, AOR
Mr. Shantanu Krishna- 2056, AOR
Ms. Jyoti Mendiratta- 1522, 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- 1537, AOR
Mr. S. Niranjan Reddy, Sr. Adv.
Mr. Munawwar Naseem, Adv.
Mr. Rajdeep Panda, Adv.
Mr. Jaskaran Singh Bhatia, Adv.

Ms. Akshita Upadhyay, Adv.
Mr. Ronak Dhillon, Adv.
Mr. Aishwarya Gupta, Adv.
Mr. Nishaad Dewan, Adv.
Mr. Gunav Gujral, Adv.
Ms. Mitali Jain, Adv.

Mr. Ayush Sharma- 2338, AOR
Mr. Vaibhav Kumar- 2437, AOR
Mr. Aneesh Mittal- 2491, AOR

UPON hearing the counsel the Court made the following

O R D E R

1. On the last date of hearing, i.e., 17.11.2026, on behalf of the Board, we were furnished with a chart highlighting project and non-project land inventory valuation. In the said chart, the details of non-project land - unencumbered were furnished, as well as the details of non-project land - encumbered were furnished. Few other details were also furnished in the said chart.

2. All the learned counsel appearing for the lenders wanted to verify whether they have any stake to put forward insofar as non-project land, i.e., unencumbered land is concerned. This non-project land - unencumbered is shown at serial nos. 1.1 to 1.11 in the chart.

3. Today, when the matter was taken up for further hearing, the learned counsel appearing for the lenders brought to our notice that there is no problem insofar as lands at serial nos. 1.1 to 1.10, respectively, are concerned. They need to undertake some inquiry as regards the land at serial number 1.11 is concerned. They would undertake the inquiry and come back to this Court with an appropriate report. For the sake of convenience, we set out the entire list of project and non-project land inventory -

unencumbered and encumbered. The same reads thus:-

PROJECT & NON-PROJECT LAND INVENTORY VALUATION							
							As on 17.11.2026
Sr. No.	**Description**	**City**	**Location**	**Area (in Acres)**	**Book Value (Rs. in Crore.)**	**Market Value (Rs. in Crore)**	**Remarks**
1	**Non-Project Land – Unencumbered**						
1.1		Agra	Budhera	245.69	104.03	1,228.45	Government of Uttar Pradesh came out with a Policy for Development of 06 Hitech Townships in the state vide its Policy of 2003. Unitech was selected as a Developer for two such Hitech Townships at Agra and Varanasi. Each of these townships were to be developed over an area of 1500 acres in phases, minimum being 300 acres in phase -1. The 2003 Policy provided that land for the Township would be acquired by the State Government or any of its agencies. It included certain incentives, the most important being exemption from payment of Stamp Duty, and exemption from the provisions of land ceiling law (i.e. Section 154 (2) of the Uttar Pradesh Zamindari Abolition and Land Revenue Act, 1950. The State Government unilaterally modified the said Policy in the years 2006 and 2007 whereby the state Government backed out from acquisition of land for the project and this was left to the Developer. Unitech started acquiring land in the year 2007 and purchased land measuring 245.6927 acres, of which 24.1000 acres was acquired by the Agra Development Authority for the Ring Road, leaving a total of 221.5927 acres with the Company. Subsequently, Unitech acquired another 24.1000 acres of land through acquisition of three companies known as Khatu Shyamji Infratech Private Limited, Khatu Shyamji Infraventures Private Limited, and Shri Khatu Shyamji Infra Promoters Private Limited, which are now subsidiaries of Unitech. The entire land, though very startegically situated with access from the Ring Road, is non-contiguous. The CMD, Unitech wrote a letter dated 24.04.2020 to the Chief Secretary, Uttar Pradesh submitting a proposal for transfer of the subject land to UP Government or any of its agencies at the current Circle rates which could be developed by the State Government or any of its local development authrories. However, no response has been received to the same. Justice Sapre and the CMD, Unitech held a meeting with the Chief Secretary UP on 24.02.2023 only to be told that the protection given under Section 154 (2) of the Uttar Pradesh Zamindari Abolition and Land Revenue Act, 1950 may no longer be operative as the same was incument upon completion of the Project. If that be so, the entire land, excluding 12.5 acres at each site as permissible under the Ceiling law, is deemed to have vested in the State Government.
1.2		Varanasi	Karota	243.07	114.21	1,701.49	
1.3		Chennai	Sriperumbadur	176.86	228.18	221.08	Unitech Group had acquired 176.86 acres of land in Sriperumbadur, Chennai. For another 166 acres of land, the requiste sale consideration were duly transferred to the land aggregator, but since the sale deeds could not be executed due to liquidity crunch faced by the Company during FY 2008-09, the same was kept as land under POA. These land holding of 166 acres, which is unpartioned to the registered land of 176 acres, have now been attached by the ED under PMLA .
1.4		Kochi	SEZ	26.96	22.60	177.40	Unitech Limited acquired 26.96 acres of land which was notified under the SEZ

							Zone. The said land parcel is contiguous in nature. Due to the change in the Government Policy and lack of funding, the said area under the Smart City Development Zone has yet not been taken up for any development.
1.5		Kochi	Seaport	14.66	22.36	78.87	Kerala Government planned to develop inland watertaxi network for which various developers intended to purchase land for residential development in and around the network. Unitech Group initially planned to purchase 25 acres of land but was able to acquire only 14.66 acres of unpartioned land.
1.6		Kochi	Veegaland	38.26	28.13	161.17	Unitech Group planned to develop a mega township of 250 acres in Veegaland, North of Cochin City. A total of 100 acres were acquired by Unitech during FY 2006-08 but due to the financial meltdown due to global recession, the balance land parcels were not procured. Further, in order to generate capital, Unitech Group sold 60 acres of lands to a Fund based Company, namely, CIG Realty Fund and entered into a collaboration agreement to develop the land parcels. Since the land parcels were not contiguous nor there being any defined access, the land parcels could not be taken up for development.
1.7		Nivati	Sindhudurg	273.30	73.44	122.99	The land parcels where aggregated at an average value of Rs. 27 Lakh per Acre totaling to an amount of Rs. 74 Crores approximately. The lands were purchased between Dec' 2006 to Jun' 2008. The initial plan was to acquire 500 Acres of Land in order to set-up a world class luxurious residential re-creational township similar to Amby Valley (Sahara Group) and Lavasa. These land parcels are situated near Vengurla Beach area and have a close proximity of approximately 10kms to the newly operational Sindhudurg Regional Airport.
1.8		Bangalore	Whitefield	11.43	93.35	109.90	Sale Deed No. 1435 of 2007 was executed between Unitech Limited (Purchaser) and Mr. T. Venkata Reddy (Seller) through his GPA, Mr. Venkateshalu Rao, who also acted as a confirming party in the transaction. Likewise, another Sale Deed No. 517 of 2007 was executed between Unitech Limited (Purchaser) and Mr. B.M Beeramuddin (Seller) through his GPA, Mr. Moyub Khan. Pursuant to the said Sale Deeds, appropriate mutation entries were also updated in revenue records on 05.09.2007 in favour of Unitech Limited but as per online Mutation Record as of today, the ownership of the land under Survey No. 91/1 (8.05 acres) is shown in the name of Smt. Vyjayanthimala whereas land under Survey No. 6/1B (3.375 acres) is shown in the name of Mr. B.M Beeramuddin. The Company is trying to procure the requisite documents, on the basis of which the title of the land has been changed, from the office of the Sub-Registrar, K.R. Puram but the procurement of documents is taking time because the documents are old.
1.9		Hyderabad	Alwal	21.10	4.72	316.50	Under a Joint Venture Agreement with Dandamudi Group. Development over the said land parcels could not be taken up due to liquidity issues.
1.10		Hyderabad	Banjara Hills	9.43	10.00	518.38	Under litigation with original plot owners. Regular sale deed has not been executed in favour of the Company. The new Management has been in touch with the original agreement holders to recover the amount paid by the Company with requisite Interest thereon.
1.11		Gurgaon	Badshapur	74.68	-	1,493.67	These land parcels are part of Village

							Badhspur, Palra, Noorpur Jharsa at Sector 69, 70, 71 of Gurgaon. Unitech Group had acquired around 465 acres of land in and around the Southern Peripherial Road of Gurgaon. Out of the said area, various licenses for development of plots, group housing, commercials have been obtained for 312.27 acres. The licenses for the balance land i.e. around 154 acres could not be obtained since these land parcels were acquired after obtaining the initial licenses and not contiguous.
TOTAL (Non-project Unencumbered land)				**1,060.76**		**4,636.76**	
2	**Non-Project Land - Encumbered**						
2.1		Ambala	Sector 16	98.66	75.99	986.60	Unitech Group had purchased a total of 159 acres of agricultural land in Ambala. Out of the said land, license was obtained for development of plotted area and indepdendent floors in 60 acres, being contiguous. The balance area of 98.66 acres is spread over in three chuncks wherein license could not be obtained due to non-contiguity issue. The complete land holding is presently under charge with JM Financials ARC.
2.2		Chennai	Vandalur	196.45	68.75	687.58	Unitech Limited purchased 196.45 acres of land in Vandalur for development of mixed use residential township. The collateral as per the Mortgage Document/ Sanction is to an extent of 161.21 acres but due to non-partition of the Sale Deeds, the complete land holding stands encumbered. The CLU of these land parcels could not be obtained since there is no definite approach/ access.
2.3		Kochi	Maradu	7.06	11.25	155.32	Unitech Group purchased 7.06 acres of contiguous partitioned land abutting the State Highway for development of a Commercial Complex. The CLU for developing commercial complex was also obtained but the said land has not been taken up for any development due to paucity of funds.
2.4		Gurugram	Fazilpur	62.77	166.87	941.55	These land parcels are part of Village Badhspur, Palra, Noorpur Jharsa at Sector 69, 70, 71 of Gurgaon. Unitech Group had acquired around 465 acres of land in and around the Southern Peripherial Road of Gurgaon. Out of the said area, various licenses for development of plots, group housing, commercials have been obtained for 312.27 acres. The licenses for the balance land i.e. around 154 acres could not be obtained since these land parcels were acquired after obtaining the initial license. These land parcels are encumbered to Edelweiss and JMFARC.
TOTAL (Non-project Encumbered land)				**364.94**		**2,771.05**	
3	**Other Land Parcels (Disputed)**						
3.1		Bangalore	Electronic City	12.33		369.75	Though the consideration for the land was paid by the Company during FY 2006-07, no regular sale deed was executed by the landowner. The Government appointed Management has referred the case to ED and the same is currently under investigation.
3.2		Siliguri	Siliguri	92.96		535.00	Arbitration Award in favour of Company (Rs. 84 Crore + 9% SI = Rs. 225 Crore)
3.3		Vizag	Kapulapadda	1,750.00		17,500.00	Arbitration Award in favour of Company (Rs. 270 Crore + 6% SI = Rs. 600 Crore)
3.4		Noida	Sector 96	3.90		195.00	Under dispute as Noida Authority has failed to provide possession of the said land irrespective of issuance of Lease Deed in favour of the Company.
3.5		Noida	Sector 113	18.10		724.00	Under dispute as Noida Authority has failed to provide possession of the said

							land irrespective of issuance of Lease Deed in favour of the Company.
3.6		Noida	Sector 117	6.65		232.75	Under dispute as Noida Authority has failed to provide possession of the said land irrespective of issuance of Lease Deed in favour of the Company.
3.7		Noida	Sector 144	12.70		635.00	No construction has been taken place over the impugned land parcel due to paucity of funds. On review it has been found that the erstwhile Management had created certain un-registerd 3rd party rights over the said land.
3.8		Greater Noida	Mu Sector	100.00		235.00	The Allotment has been cancelled by the Greater Noida Authority. Challenge to the said cancellation, filed by the Company, is pending before the Hon'ble High Court of Allahabad.
3.9		Greater Noida	TZ-4	75.00		3,000.00	The Allotment has been cancelled by the Greater Noida Authority. Challenge to the said cancellation, filed by the Company, is pending before the Hon'ble High Court of Allahabad.
TOTAL (Other Land Parcels)				**2,071.64**		**23,426.50**	
4	**Unutilized FSI - Project Land**						
4.1		Chennai	Nallambakkam	82.50		412.50	Part of Uniworld City Chennai project. Encumbered to JMFARC.
4.2		Chennai	Uniworld City	25,69,000 sqft		642.25	Encumbered to JMFARC. It is pertinent to mention that FSI sale fetches 2.5 times lower value as compared to development of the said area by the Developer.
4.3		Bangalore	Uniworld Resorts	16,25,000 sqft		487.50	Encumbered to JMFARC. It is pertinent to mention that FSI sale fetches 2.5 times lower value as compared to development of the said area by the Developer.
4.4		Kolkata	Gateway Cluster	36,32,000 sqft		544.80	Encumbered to Suraksha ARC. It is pertinent to mention that FSI sale fetches 2.5 times lower value as compared to development of the said area by the Developer.
4.5		Kolkata	Air 2	1,75,175 sqft		35.04	Encumbered to JMFARC. It is pertinent to mention that FSI sale fetches 2.5 times lower value as compared to development of the said area by the Developer.
4.6		Kolkata	Kona Expressway	52.00		260.00	Leased Land. Encumbered to JMFARC.
4.7		Gurgaon	Sector 69	16.13		1,612.50	Group Housing Licensed Land. Encumbered to Edelweiss
4.8		Gurgaon	Sector 70	6.50		325.00	Commercial License land. Encumbered to IDBI
4.9		Gurgaon	South Park	11,40,000 sqft		342.00	Encumbered to JMFARC. It is pertinent to mention that FSI sale fetches 2.5 times lower value as compared to development of the said area by the Developer.
4.10		Gurgaon	Concourse	4,00,000 sqft		200.00	Encumbered to IDBI. It is pertinent to mention that FSI sale fetches 2.5 times lower value as compared to development of the said area by the Developer.
TOTAL (Unutilized FSI)						**4,861.59**	
5	**Project Receivables**						
5.1	Tentative value of Unsold Inventory					**28,295.09**	Encumbered to various FIs. Valuation has been carried out as per market analysis carried out by M/s Anarock Consultants as on 31.07.2026.
5.2	Tentative value of balance customer receivables					**2,754.27**	Encumbered to various FIs
5.3	Other Project inventory (Schools Sites, Commercial etc.)					**972.00**	Encumbered to various Fis
TOTAL (Project Receivables)						**32,021.36**	
6	**Market value of Unitech's investment in Joint Ventures**						
6.1	Shivalik Ventures Pvt. Ltd., a 50-50 JV of Unitech Group and Shivalik Group Mumbai					2,500.00	Market value has been assessed on the present value of the company assets.
6.2	SVS & MNT Buildcon Pvt. Ltd., a 50-50 JV of Unitech Group and					500.00	Market value has been assessed on the

	Collage Group		present value of the company assets.
6.3	Entertainment City Limited, a 41.95% Joint Venture of Unitech Group and International Amusement Limited	1,250.00	Market value has been assessed on the present value of the company assets.
TOTAL (Joint Ventures)		**4,250.00**	
TOTAL (RS. IN CRORE)		**71,967.25**	
Note 1:	It may be noted that valuation of all land parcels has been carried out with a conservative approach owing to various hurdles faced by the Company in terms of its current market dynamics.		
Note 2:	The unused/ unutilized FSI available in 06 of the Company's project has been calculated in a discounted sale method, whereas, if the same is developed as per the existing license / norms, the same would fetch atleast 2.5 times the projected valuation of FSI sale.		

MAJOR LIABILITIES				
Sr. No.	**Description**	**Amount claimed (Rs. in Crore)**	**Amount as per actual (Rs. in Crore)**	**Remarks**
1	Construction cost for pending projects (Estimated cost of Tender - Rs. 8817.28 Cr. Overhead - Rs.3526.91 Cr.)	12,344.19	12,344.19	Contracts worth Rs. 9,000.00 Crore has already been awarded as per the various approvals of the Hon'ble Supreme Court.
2	Liability towards Fixed Deposit Holders	883.69	530.00	Interest payable to various FD holders has been booked as Rs. 178 Crore till 31.03.2017. An amount of Rs. 175 Crore is calculated interest during the period of FY 2017-26.
3	Total outstanding liability of Secured Creditors (Principal Due - Rs. 3,449.19 Crore Interest Due - Rs. 12,397.07 Crore)	15,846.26	3,449.19	Rs. 1746.45 Crore is liability of the Banks + 1720.74 Crore is the liability of the ARCs (ARCs have brought the loans at a discounted rate by upfront payment of 15%-18% only)
4	Noida Dues as on 31.12.2024	14,301.75	1,469.18	Actual dues payable to NOIDA as admitted by the new Management is Rs. 1469.18 Crore. Rs. 1239.26 Crore towards land for which possession has been handed over by NOIDA and Rs. 229.92 Crore towards land against which possession is pending.
5	GNIDA Dues as on 28.02.2025	921.05	-	GNIDA has claimed Rs. 748.07 Crore towards Lease rent and Rs. 172.97 Crore towards additional compensation payable to landowners. A broad calculation has been carried out. It emerges that even if Unitech foregoes its challenges to the cancellation of two leases and GNIDA agrees to restore the forfeited amount, and the calculations are re-visited as on the dates the amounts became due, nothing would be payable to GNIDA by Unitech.

6	Haryana Govt. dues as on 30.06.2026	12.16	12.16	
7	Operational Creditor's liabilities as on 31.03.2026	1,157.14	-	The dues of operational creditors as booked by the erstwhile Management is subject to reconciliation. Further, it may be noted that the liability towards the operational creditors is categorized below the homebuyers and creditors liability as per the waterfall mechanism adopted.
Total (Rs. in Crore)		**45,466.24**	**17,804.72**	

4. In view of the aforesaid, we permit the Board to now proceed further with auction of parcels of land at serial nos. 1.1 to 1.10, respectively. Insofar as the parcel of land at serial no. 1.3 is concerned, i.e., situated in Chennai, some inquiry is necessary at the instance of the Canara Bank and the IDBI Bank, respectively. Let such inquiry be undertaken at the earliest. If there is any objection in this regard, the two banks shall inform the Board accordingly. Insofar as the other parcels of land are concerned, except at serial no. 1.11, they be put to auction in accordance with law.

5. In the course of today's hearing, Mr. N. Venkataraman, the learned ASG brought to our notice that out of 5723 total units, if 5147 are allotted to the home-buyers, the balance would be 576 unsold units. Out of that, 248 units are unencumbered and Mr. Venkataraman made an earnest request that the Board may be permitted to put those 248 unencumbered units to sale. In this regard, some of the learned counsel appearing for the Banks/ ARCs would like to undertake an inquiry.

6. We grant time up to 09th December, 2026. If anyone has any

objection as regards the 248 unencumbered units, on the next date, they may put forward before us. The charts in this regard reads thus:-

S. No.	Project Name	Total Units	Sold Units
Gurugram			
1.	Vistas a. Tower A1 to A11 b. Tower B1 to B5 c. Tower E1 to E2	1007	979
Greater Noida			
2.	Cascade	356	344
3.	Horizon	1138	1128
4.	Habitat a. Tower – 1, 3, 4, 6 & 8	902	773
5.	Verve	363	318
Mohali			
6.	Singleton Floors	27	26
7.	Executive Floors	156	147
8.	Unihomes	171	164
9.	Gardens	256	162
10.	Aspen Green	1043	883
11.	Boulevard		
Bhubaneshwar			
12.	Bhubaneshwar One	250	181
Commercial projects			
13.	Habitat corner, Greater Noida	54	42
	Total	**5723**	**5147**

Unsold inventory proposed to be monetized by the Government appointed Management

Sr. No.	Project	No. of unsold Units	Total unsold Area (in sqft)
1	**Cascades, Greater Noida**	**12**	**20,277.00**
2	**Habitat, Greater Noida**	**129**	**2,53,658.00**
3	**Heights, Greater Noida**	**2**	**3,822.00**
4	**Horizon, Greater Noida**	**10**	**17,502.00**
5	**Verve, Greater Noida**	**48**	**83,580.00**
6	**Vistas, Gurgaon**	**47**	**74,315.00**
	Grand Total	**248**	**4,53,154.00**

7. Insofar as inquiry with regard to parcel of land at serial no.1.11 is concerned, the same shall also be undertaken by the next date of hearing, i.e., 09th December, 2026.

8. Insofar as disbursement of the FDR amounts of senior citizens is concerned, we had fixed the cut-off limit of 30th June, 2026. We are informed that out of 74 crore, an amount of Rs.33.72 crore has been disbursed. Insofar as the balance amount is concerned, the process of verification is in progress. We extend this period of 30th June, 2026 and also include those senior citizens who would acquire the status of senior citizenship on or before 31st December, 2026.

9. There is some confusion as regards non-project land encumbered at serial nos. 2.1 to 2.4, respectively is concerned. Insofar as these parcels of land are concerned, i.e., at serial nos. 2.1 to 2.4, respectively, the PwC is at liberty to include as part of their Terms of Reference (ToR) and proceed accordingly to evaluate the same, including all other encumbered and unencumbered parcels of land.

10. There is an affidavit filed by Mr. Smritik Paul, General Manager – Land Assets Divestment Division (Authorized Representative) as regards refund of principal amount to senior citizen home-buyers (75 years of age and above). This affidavit has been filed in compliance of our order dated 06th February, 2025. In the said affidavit, in para 4, 07 customers, i.e., the home-buyers have been found to be eligible for refund of principal amount deposited on the grounds of being senior citizens above the age of

75 years. The affidavit reads thus:-

"I, Smritik Paul, son of Sh. Pradeep Kumar Paul, aged about 38 years, currently working as General Manager - Land Assets Divestment Division (Authorized Representative) with the Defendant No. 1 having its registered office at 6, Community Centre, Saket, New Delhi, currently at 8th floor, Tower-B, Signature Tower, Sector-30, Gurugram, do hereby solemnly affirm and declare as under:

1. ***That I am the Authorized Representative of M/s. Unitech Limited and in the said capacity, I am well conversant with the facts & circumstances of the case and also competent to swear the present affidavit.***
2. ***That the above stated matter was listed before the Hon'ble Court on 06.02.2025, wherein the Hon'ble Court, while considering the application of the homebuyers for refund of amounts paid, was pleased to direct as follows:***

   "Consequently, Unitech is directed to invite the claims of all senior citizens in the age group of 75 years and above for the refund of their principal amount in conformity with the earlier order dated 13.10.2022. Let the time-period to invite such claims on relevant portal of the website be open ended, i.e., without any end-date. However, the claim of each applicant shall be verified within four weeks from the date of uploading of the relevant information on the website. If the Unitech is satisfied that the allottee's claim falls in the age group of 75 years and above and fulfills other conditions regarding refund of the principal amount, the details of such allottee(s) shall be furnished to this Court so that appropriate direction for refund of the due amount can be issued."
3. ***That in compliance of the above stated directions, Unitech Limited uploaded Public Notice, dated 28.02.2025, on its website, issuing guidelines for submission of claims alongwith supporting documents. A copy of Public Notice dated 28.02.2025 inviting claims for refund from senior citizen homebuyers which is attached as Annexure A-1.***
4. ***That after completion of the verification process and the documents submitted by the claimants, following homebuyers have been found to be eligible for refund of principal amount deposited, on the***

grounds of being senior citizens, above the age of 75 years:

Sr. No.	*Customer Name*	*Customer Code*	*Project name*	*Date of Birth*	*Net amount refundable*
1	*Suresh Dutt Tyagi*	*UE1728*	*Unihomes 3 Noida*	*05.01.1950*	*15,19,177*
2	*Syed Husain Tahir Kazmi*	*CL0048*	*Capella, Greater Noida*	*28.02.1946*	*37,48,683*
3	*Suman Chaddha*	*GD0217*	*Gardens, Noida*	*04.01.1947*	*23,70,513*
4	*Vasdani J K*	*UR 02J*	*Uniworld Resorts Bangalore*	*26.10.1950*	*1,05,44,056*
5	*Sudhir Arora*	*HB0816)*	*Habitat, Greater Noida*	*11.02.1948*	*65,30,312*
6	*Krishnan Rama Subramani*	*HA0514*	*Harmony Kolkata*	*11.06.1949*	*64,62,561*
7	*Piyush Kanti Bhattacharje*	*UE1120*	*Unihomes3, Noida*	*01.11.1949*	*14,13,882*
Total (Rs.)					*3,25,89,184*

5. That in furtherance of the order passed by this Hon'ble Court, principal amount of Rs.3,25,89,184/- would be payable to the aforementioned senior citizen homebuyers (above 75 years).

6. That this Hon'ble Court vide earlier order dated 16.09.2025 had also disbursed an amount of Rs. 3.87 crores for refund to said senior citizens. Extract of order dated 16.09.2025 is as follows:

> *"14. As regard to the direction for disbursement of deposits made by some of the home buyers, we are informed that such claims were invited from the senior citizens and have since been scrutinized in terms of the order dated 06.02.2025. After scrutinizing these claims, a sum of Rs.3,87,95,004/- needs to be refunded to ten home buyers.*
>
> *15. Let the aforesaid amount be disbursed to the ten senior citizen home buyers.*
>
> *16. The Registry of this Court is directed to release the aforementioned amount to the Board of Unitech, who are permitted to refund the same in favour of ten senior citizen home buyers. The Registry is directed to do the needful within two weeks."*

Relevant extract of Order dated 16.09.2025, passed by this Hon'ble Court, is attached as Annexure A-2.

7. Unitech Limited, upon receipt of the amount from the Registry undertakes to disburse the same to the above-mentioned eligible homebuyers, through their bank accounts, upon verification of documents and submit compliance report before the Hon'ble Court."

11. The total amount to be paid to these 07 eligible customers comes to Rs.3,25,89,184/-. Registry shall disburse this amount, lying in SLP (Crl.) Nos. 5978-5979/2017 in favour of the Board for the purpose of disbursement to the 07 customers named above.

12. I.A. no.355188/2026 is at the instance of one of the home-buyers. The applicant claims to be an allottee of Apartment No.0203, Second Floor, Tower 21, Unitech Horizon, Plot No. 6, Sector Pi-2, Alistonia Estate, Greater Noida, Uttar Pradesh (Customer Code UZ0920). The flat was allotted on 08th May, 2006. The applicant has stated on oath that he has paid Rs.43,18,272/-. He was to take possession by 15th November, 2008. In the application, the applicant has prayed for the following:-

"a. permit the Applicant to intervene in Civil Appeal No. 10856 of 2016;

b. direct the Board of Unitech Limited to file a status report on Apartment No. 0203, Second Floor, Tower 21, Unitech Horizon, Greater Noida, stating its availability, and the Applicant's statement of account and balance dues (if any);

c. permit the Applicant, as a one-time individual measure on medical and humanitarian grounds and notwithstanding the cut-off of 31.10.2025, to change his option from refund to possession of Apartment No. 0203, Second Floor, Tower 21, Unitech Horizon, Greater Noida (Customer Code UZ0920);

d. direct the Board to hand over possession of the Apartment No. 0203, Second Floor, Tower 21, Unitech Horizon, Greater Noida to the Applicant, within such time as this Hon'ble Court may fix, and to execute the conveyance deed in his favour as and when

registration is permitted for the project; or, if the apartment is not available, to allot him an equivalent completed, lift-served apartment in the same project;

e. direct that, pending disposal of this application, the Apartment No. 0203, Second Floor, Tower 21, Unitech Horizon, Greater Noida shall not be cancelled, re-allotted or encumbered; and

f. pass such other order as may be just and appropriate in the facts of the case."

Heard the learned counsel appearing for the parties. In the peculiar facts of this case, more particularly, having regard to the averments made in paras 5, 7 & 8, respectively, we are inclined to grant the relief prayed for in this application. Paras 5, 7 & 8, respectively reads thus:-

"5. That Mrs. Ruby Gupta has thus lost both legs below the knee and her right arm below the elbow, and gangrene has also affected the fingers of her remaining left hand. She depends on others for movement and for every daily activity. She remains on long-term medication and requires regular follow-up, wound care and physiotherapy, as advised at her discharge.

xxx

7. That Mrs. Ruby Gupta presently resides at 3/27, 1st Floor, Roop Nagar, Malka Ganj, Delhi 110007, in a building with no lift. With both legs amputated, she cannot use the stairs at all, and a wheelchair cannot be taken up or down them. She must be carried up and down the stairs for every hospital visit and for any movement outside the house, and is, in effect, confined indoors. Her treating doctor has advised a lift-served residence with access to open areas.

8. That the need for a lift-served residence is grave and immediate. Every hospital visit means carrying Mrs. Ruby Gupta down and up a flight of stairs. The Applicant, now aged 59, finds this increasingly beyond her (sic) strength, and each such trip endangers her safety. Her isolation within the house compounds her depression. A residence with a lift is the only arrangement

that will allow her to leave her home safely and with dignity, and to receive the medical care she needs."

13. We once again clarify that this order shall not be cited as a precedent. In the peculiar facts, more particularly, having regard to the averments made in the three paragraphs above referred to above, we have granted this indulgence. The I.A. No.355188/2026 stands disposed of accordingly.

14. As regards what we have observed in para 16 of our order dated 17th November, 2026, we need some update from the Police Commissioner. We request the Police Commissioner, Gautam Buddh Nagar to join the proceedings online on the next date of hearing, i.e., on 09th December, 2026. We expect the Police Commissioner to now take appropriate steps at the earliest for removal of each and every encroachment. How to do it, is for the Police Commissioner to plan it out.

15. Mr. Harish Pandey, the learned counsel has appeared today on behalf of the Police Commissioner, Gautam Buddh Nagar. We have made it very clear today that by 09th December, 2026, each and every encroachment/ unauthorized construction has to be removed from these parcels of land. On 09th December, 2026, Mr. Harish Pandey will inform us about the action taken and the removal of encroachment.

16. List on 09th December, 2026 with I.A. Nos. 197133/2022, 305405/2026, 305402/2026 & 286435/2024, 9000-9002/2025, 45452/2026 & 45453/2026 & 135375/2026, 120616/2025 & 131588/2025, 56854/2026 & 104281/2026, 116163/2021, 123861/2021, 70119/2026 & 70121/2026,

70200/2026 & 70202/2026, 70205/2026 & 70206/2026, 71688/2026 & 71689/2026, 71693/2026 & 71694/2026, 71842/2026 & 71843/2026, 75256/2026 & 75257/2026, 75411/2026 & 75412/2026, 75416/2026 & 75417/2026, 85885/2026 & 85886/2026, 91749/2026 & 91751/2026, respectively.

(HARPREET KAUR)
COURT MASTER (SH)

(POOJA SHARMA)
COURT MASTER (NSH)