

ITEM NO.36+39

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)

[TO BE TAKEN UP AT 2:00 PM].....IA NOS. 160635/23, 161365/22, 11146/26, 155305/22, 137045/24, 289036/2025, 251540/2025, 330110/25 IN CA 10856 listed by mentioning in CA 10856 of 2016 and IA NOS. 17446/2026, 16916/2026 by mentioning in SLP CRL.5978-5979 OF 2017 TO BE LISTED FURTHER, IA NOS. 65400/2020, 67009/2020, 88960/2020, 47525/2021, 97388/2020, 47795/2021, 17598/2021 IN IA NO. 64112/2020, IA NO. 50683/2021, 50704/2021, 50706/2021, 50708/2021, 57580/2021, 57581/2021, 71283/2021, 71285/2021, 73548/2023, 241599/2024, 229632/2025, 229633/2025, 81663/2021, 81660/2021, 95906/2021, 95904/2021, 112988/2022, 52822/2023, 73570/2023, 286435/2024, 192118/2023, 192119/2023, 198813/2024, 198814/2024, 195977/2023, 205642/2023, 219762/2023, 229302/2025, 77542/2024, 77541/2024, 77858/2024, 77859/2024, 229159/2024, 784/2025, 8716/2025, 9000/2025, 9001/2025, 9002/2025, 35061/2025, 35064/2025, 229965/2025, 230015/2025, 183897/2025, 199323/2025, 199324/2025, 229281/2025, 229282/2025, 314001/2025, 314002/2025, 569135/2020, 69132/2020, 183557/2025, 230042/2025, 100111/2023, 261064/2025, 180886/2025, 251540/2025, 330110/2025, 16933/2026, 7678/2026, 120616/2025, 131588/2025, 31798/2026, 4652/2026, 39936/2026, 39884/2021, 11531/2025, 116938/2025

TO BE LISTED AS PER THE LIST PROVIDED BY THE LD. COUNSEL MS. ANUBHA AGARWAL, ADVOCATE.

FURTHER, IA NOS. 13047/2018, 43789/2018, 51299/2018, 135964/2018, 155735/2018, 155739/2018, 1609/2019, 95023/2019, 65076/2020 TO BE LISTED, IA No. 137045/2024 - APPLICATION FOR PERMISSION, IA No. 116938/2025 - APPLICATION FOR PERMISSION, IA No. 155305/2022 - APPLICATION FOR PERMISSION, IA No. 95906/2021 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 198813/2024 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 183897/2025 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 229965/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 4652/2026 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 50683/2021 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 81663/2021 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 77542/2024 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 9000/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 229632/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 39936/2021 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 73548/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 120616/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 314001/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 52822/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 219762/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 784/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 71283/2021 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 161365/2022 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 205642/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 286435/2024 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 35064/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 229281/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 261064/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 97388/2020 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 195977/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 241599/2024 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 50706/2021 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 192119/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 199323/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 11146/2026 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 100111/2023 - CLARIFICATION/DIRECTION  
IA No. 17598/2021 - CLARIFICATION/DIRECTION  
IA No. 112988/2022 - DOCUMENT TAKEN ON RECORD  
IA No. 9002/2025 - EXEMPTION FROM FILING O.T.  
IA No. 229633/2025 - EXEMPTION FROM FILING O.T.  
IA No. 71285/2021 - EXEMPTION FROM FILING O.T.  
IA No. 50708/2021 - EXEMPTION FROM FILING O.T.  
IA No. 160635/2023 - INTERVENTION APPLICATION  
IA No. 39884/2021 - INTERVENTION APPLICATION  
IA No. 251540/2025 - INTERVENTION APPLICATION  
IA No. 50704/2021 - INTERVENTION/IMPLEADMENT  
IA No. 192118/2023 - INTERVENTION/IMPLEADMENT  
IA No. 95904/2021 - INTERVENTION/IMPLEADMENT  
IA No. 9001/2025 - INTERVENTION/IMPLEADMENT  
IA No. 180886/2025 - INTERVENTION/IMPLEADMENT  
IA No. 330110/2025 - INTERVENTION/IMPLEADMENT

IA No. 47795/2021 - INTERVENTION/IMPLEADMENT  
IA No. 131588/2025 - INTERVENTION/IMPLEADMENT  
IA No. 314002/2025 - INTERVENTION/IMPLEADMENT  
IA No. 81660/2021 - INTERVENTION/IMPLEADMENT  
IA No. 77541/2024 - INTERVENTION/IMPLEADMENT  
IA No. 8716/2025 - INTERVENTION/IMPLEADMENT  
IA No. 229302/2025 - INTERVENTION/IMPLEADMENT  
IA No. 229282/2025 - INTERVENTION/IMPLEADMENT  
IA No. 289036/2025 - INTERVENTION/IMPLEADMENT  
IA No. 35061/2025 - INTERVENTION/IMPLEADMENT  
IA No. 199324/2025 - INTERVENTION/IMPLEADMENT  
IA No. 198814/2024 - INTERVENTION/IMPLEADMENT  
IA No. 230015/2025 - INTERVENTION/IMPLEADMENT  
IA No. 64112/2020 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES  
IA No. 11531/2025 - PERMISSION TO FILE APPLICATION FOR DIRECTION  
IA No. 65400/2020 - WITHDRAWAL OF CASE / APPLICATION  
IA No. 67009/2020 - WITHDRAWAL OF CASE / APPLICATION

WITH

SLP(CrI) No. 5978-5979/2017 (II-D)  
FOR CLARIFICATION/DIRECTION ON IA 13047/2018  
FOR CLARIFICATION/DIRECTION ON IA 43789/2018  
FOR CLARIFICATION/DIRECTION ON IA 51299/2018  
FOR CLARIFICATION/DIRECTION ON IA 135964/2018  
FOR CLARIFICATION/DIRECTION ON IA 155735/2018  
FOR impleading party ON IA 155739/2018  
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 1609/2019  
FOR CLARIFICATION/DIRECTION ON IA 95023/2019  
FOR CLARIFICATION/DIRECTION ON IA 65076/2020  
FOR INTERVENTION APPLICATION ON IA 69132/2020  
FOR CLARIFICATION/DIRECTION ON IA 69135/2020  
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 183557/2025  
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 230042/2025  
FOR impleading party ON IA 7678/2026  
FOR INTERVENTION APPLICATION ON IA 16916/2026  
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 16933/2026  
FOR APPROPRIATE ORDERS/DIRECTIONS ON IA 17446/2026  
IA No. 17446/2026 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 16933/2026 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 1609/2019 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 230042/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 183557/2025 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 43789/2018 - CLARIFICATION/DIRECTION

IA No. 13047/2018 - CLARIFICATION/DIRECTION  
IA No. 65076/2020 - CLARIFICATION/DIRECTION  
IA No. 95023/2019 - CLARIFICATION/DIRECTION  
IA No. 155735/2018 - CLARIFICATION/DIRECTION  
IA No. 135964/2018 - CLARIFICATION/DIRECTION  
IA No. 51299/2018 - CLARIFICATION/DIRECTION  
IA No. 69135/2020 - CLARIFICATION/DIRECTION  
IA No. 69132/2020 - INTERVENTION APPLICATION  
IA No. 16916/2026 - INTERVENTION APPLICATION  
IA No. 155739/2018 - INTERVENTION/IMPLEADMENT  
IA No. 7678/2026 - INTERVENTION/IMPLEADMENT

with

ITEM NO.39

Civil Appeal Nos.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. 222764/2023 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES, IA No. 210567/2023 - PERMISSION TO  
FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

Date : 25-02-2026 These matters were called on for hearing  
today.

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HON'BLE MR. JUSTICE K.V. VISWANATHAN

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Item No. 39

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Item No. 39

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

1. Having heard the learned counsel appearing for the parties what we have been able to gather is that since 2016 onwards various interim applications have been preferred on both the sides. The figure has now mounted almost up to 2000.
2. We are of the view that we need not adjudicate all these interim applications.
3. In such circumstances, we request Ms. Anubha Agrawal, the learned counsel for the newly appointed Board and Mr. Lahoty, the learned counsel appearing for the home buyers to prepare a list of all these interim applications with three columns:-
  - (1) number of the I.A.
  - (2) prayers in the I.A and
  - (3) the reasons why a particular I.A. has become infructuous.
4. Once, we are provided with this list, we shall proceed to pass an order disposing of all these I.As. which have otherwise become infructuous.
5. We leave it to the learned counsel to coordinate with other

counsel also in preparing this particular chart.

6. Let this information be furnished to us by 15.4.2026.

7. I.A.No.9000, I.A.No.9001 and I.A.No. 9002 of 2025

In the main Interim Application i.e. I.A.No.9000/2025- for directions, the following has been prayed for:-

*"i. Direct the Registrar, Department of Revenue, State of Karnataka to cancel and confiscate the 2nd Sale deed dated 19.06.2024 illegally executed in respect of Survey Nos. 98/1 and 98/2 (part) pursuant to a highly time-barred collusive suit filed by Mr. H. P. Rajagopala Reddy and Vendors, in a time bound manner of 02 weeks;*

*ii. Direct the Registrar, Department of Revenue, State of Karnataka to carry out necessary entries/ registration in the revenue records in respect of the project land in favour of Unitech, in a time bound manner of 04 weeks, which was bound to be done in the year 2011 itself, for which Unitech shall once again furnish copies of all relevant documents to the concerned authorities, if so required;*

*iii. Direct the Bangalore Development Authority to grant approvals and necessary permissions to the Modified Layout Plan, building plans etc., for the entire project land of 'Uniworld Resorts' in a time bound manner of 02 weeks;*

*iv. Direct the Commissioner of Police, Bengaluru, to take criminal action against Mr. H. P. Rajagopala Reddy, impleaded Vendors and conniving officials for illegally grabbing the land of Unitech by executing illegal documents and playing a fraud upon the Court;*

*v. Direct the District Collector, Bengaluru Urban District to extend cooperation in case of obstruction of work at project site.*

*vi. Addl. Prayer: Direct Karnataka State Pollution Control Board to issue Consent for*

*Establishment (CFE) in a time bound manner of 02 weeks, in compliance of earlier orders dated 04.12.2025, 09.10.2023."*

8. Ms. Anubha Agrawal, the learned counsel representing the Board, has also prayed for further directions as under:-

*"1. Environment Clearance granted on 21.01.2026. Consent for Establish (CFE) application submitted to KSPCB on 23.12.2024. Personal hearing before KSPCB held on 06.11.2025; all clarifications and documents were duly submitted.*

*2. The matter is presently pending only for issuance of final approval, and grant of CFE, which has been kept on hold due to conflict of Mr. R.G. Reddy claiming ownership of part land of the project. The order in this regard is as under: "The project authority shall submit affidavit regarding the ownership of part land bearing Sy. No. 98/1 & 98/2 (1 Acre 29 Guntas) along with complete details and shall furnish the status of Court Cases regarding disputed land if any."*

9. The respondent nos. 1,2, 3 and 4 respectively although served with the notice issued by this Court, yet have not chosen to remain present before this Court either in person or through an advocate to oppose these interim applications.

10. We take notice of the fact that the Sub Registrar, Jigani having come to know about the fraud alleged to have been played by the private respondents referred to above proceeded to lodge

a First Information Report bearing no. 234 of 2024 dated 03.09.2024.

11. Since the FIR is of the year 2024, the investigation must be in progress. We would like to know the outcome of the investigation undertaken so far.

12. In the aforesaid context, we direct the Deputy Inspector General of Police, State of Karnataka of the concerned range to depute an officer of the rank of Superintendent of Police to call for the papers of investigation of the FIR, referred to above and file a report before us. Once the report is placed before us, we shall proceed to pass further orders as regards the directions which the Board has prayed for in the interim application(s).

13. I.A.NO.155305 Of 2022- This Interim application has been at the instance of the Ministry of Corporate affairs. The Ministry of Corporate affairs would like to appoint Mr. Ramsekhar Manchikalapati as one of the Directors on the Board of Unitech.

We allow this interim application and direct that Mr.

Ramsekhar Manchikalapati be appointed as one of the directors on the Board of Unitech.

14. I.A.No.137045 of 2024

This Interim application has been at the instance of the Ministry of Corporate affairs. The Ministry of Corporate affairs would like to appoint Ms. Rasika Chaubey as one of the directors on the Board of Unitech.

We allow this interim application and direct that Ms. Rasika Chaubey be appointed as one of the directors on the Board of Unitech.

15. I.A.No.331541 of 2025 in Civil Appeal Nos. 9391-9404 of 2017

UPON being mentioned the said I.A. has taken on board today. This I.A. has been preferred bringing it to our notice that there is a typographical error in the order passed by this Court dated 04.12.2024 inasmuch as on the second page in the sub heading there is a reference of I.A. No.253041 of 2024 and the order records that the said I.A. also stands disposed of. We correct the order dated 4.12.2024 by deleting I.A. No.253041 of 2024 from the above sub-heading.

16. We are further informed that the I.A. No.253041 of 2024 was referred to the Justice Sapre's Committee for consideration of refund of the amount on the ground of medical exigencies. The Committee has already recommended for the refund of the requisite amount by revised note dated 19.5.2025. Since, the reference has been allowed, the actual amount is now to be disbursed. Registry shall release this amount in favour of the Board in line with the modalities set out in the order dated 13.10.2022, more particularly in accordance with Paragraphs 10 and 11, respectively, of the order passed by this Court on 13.10.2022. The requisite amount is ordered to be disbursed by the Board to the applicants after proper identification and verification.

17. I.A.Nos.229281/2025 and 229282 of 2025

Issue notice.

Dasti service, in addition, is permitted.

Returnable on 15.4.2026.

18. I.A.Nos. 231103/2025 and 231304 of 2025

Tag these interlocutory applications with I.A.Nos.229281

of 2025 and 229282 of 2025.

Issue notice.

Dasti service in addition is permitted.

19. I.A.No.71283/2021(Directions)- Insofar as the said IA of the year 2021 is concerned, notice has already been issued. However, till this date, NOIDA has not filed any reply to the same. We grant one last opportunity to NOIDA to put its counter before us clarifying its stance as regards the reliefs which have been prayed for.

20. We are informed that so far as I.A.NO.241599 of 2024 is concerned although the Plans have been sanctioned yet those have been made conditional. The Board would like to say something in this regard, so we keep it pending.

21. Insofar as I.A. No.73548/2023 is concerned, we are informed by the learned senior counsel appearing for NOIDA that the plans have been sanctioned. Ofcourse the sanction has been on the condition of the requisite payment.

22. Let this I.A. also be kept pending.

23. The learned counsel appearing for the Board also highlighted that out of total 347 acres of land there is an encroachment over the same to the extent of 4.25 acres. These encroachments are coming in the way of the Board insofar as construction of roads and sale of plots is concerned. We request Mr. Ravindra Kumar, the learned senior counsel to look into this issue at the earliest and see to it that this problem is solved.

24. I.A. Nos.183557/2025, 230042/2025, 84255/2020 6512/2021, 50055/2023, 236988/2025, 159648/2019, 52610/2023, 28098/2023, 9494/2022, 90523/2020, 90527/2020 and 117154/2019

Having heard the learned counsel appearing for the parties and having tried to understand the difficulties insofar as putting the unsold inventory project land to auction is concerned or any other parcels of land, we are of the view that the Board should have a meeting at the earliest with all the lenders/financial creditors and try to find a viable solution.

25. We are of the view that for the present the Board shall not proceed further with the auction of any of the properties, mortgaged with any of the lenders. We want the Board to convene

a meeting within a week from today. We want the Board and the lenders to have a meeting on 06.03.2026.

26. We give one last opportunity to both the sides to arrive at some distinct understanding. By any chance on 06.3.2026, if the parties are unable to reach to any consensus, they should keep talking till 15.4.2026 i.e., the date on which the matter is to once again come up before us.

27. In the peculiar facts and circumstances of this case keeping in mind the object with which the Board has been constituted, we expect all the lenders/financial creditors to take a practical view of the matter and try to resolve the dispute with the Board.

28. Unless and until the financial creditors/lenders do not cooperate in this regard, it is going to be very difficult for this Court to proceed further with the matter. If there is no cooperation at the end of the financial creditors/lenders, then we will have to intervene and pass appropriate orders.

29. I.A. Nos.229632/25 and 229633/2025

Issue notice.

Returnable on 15.4.2026.

30. I.A. Nos. 199323 and 199324 of 2025

In these two interim applications appropriate directions have been issued. However, till this date the authority have not responded. We are informed that the authorities have yet to pass appropriate order as regards grant of Environmental clearance and Consent to Establish.

31. We grant one last opportunity to the authorities concerned to abide by the directions issued by this Court vide order dated 16.9.2025.

32. I.A. No. 183897 of 2025- The learned counsel appearing for the Board submitted that notice was issued by this Court in respect of the issue of disbursement of loans to the home buyers of the Unitech Projects vide order dated 16.1.2025, further corrected vide order dated 06.02.2025, and 22.01.2026 respectively.

33. By this application the Board is seeking appropriate directions to the bank and financial institutions to disburse earlier sanctioned loans as well as sanction fresh loans to the

home-buyers of the Unitech projects to enable them to make timely payments in consonance with the revised payment plan, as directed by this Court in the case of Amrapali vide orders dated 10.06.2020, 10.7.2020 and 18.4.2022. We want the following banks:

1. State Bank of India
2. Axis Bank
3. Canara Bank
4. HDFC Bank Limited
5. ICICI Bank Limited
6. Kotak Mahindra Bank
7. Punjab National Bank
8. United Commercial Bank
9. Union Bank of India
10. IDBI Bank Limited

to immediately convene a meeting with the Board as regards the disbursement of the loans/sanction of the loans.

As requested in I.A. No.230694/2025, the following banks are also directed to participate

11. Bank of Baroda
12. LIC Housing Finance and
13. LIC

34. We want the banks to get in touch with the Board and have a meeting by 06.03.2026. On the first date of the meeting, if they do not arrive at any consensus, the banks shall keep talking with the Board and try to find a way out till 15.4.2026 i.e., the date on which the matter is to again come up before us.

35. I.A.Nos.4652/2026 and 62950 of 2026- At the request of the counsel appearing for the applicant, let the I.A. No.4652/2026 be looked into by Justice Abhay Manohar Sapre. I.A. No.62950 of 2026 filed by the Board shall also be looked into by Justice Sapre.

36. I.A.Nos.52822/2023, 73570/2023, 286435/2024- We permit the learned counsel appearing for the Board to implead the Commissioner and Inspector General, Registration and Stamp department, State of A.P. as respondent no.2.

37. Issue notice to the newly impleaded respondent no.2 returnable on 15.4.2026.

Cause title be amended accordingly.

**38. IA No.88960/2020 and I.A.No.47525/2021**

We will have to hear all these I.As. alongwith Interim applications Nos.31501/2025, 210624/2023, 210625/2023, 271490/2024, 158534/2024, 158535/2024, 163948/2023, 164059/2023. We want the private respondents to file appropriate reply as to why the directions issued by this Court vide order dated 23.3.2023 have not been complied with till date.

**39. List on 15.04.2026 at 2.00 P.M.**

**(CHANDRESH)  
ASTT. REGISTRAR-cum-PS**

**(POOJA SHARMA)  
COURT MASTER (NSH)**