



\$~130 to 134 & 136

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **CO.APP. 11/2020, CM APPL. 14993/2021, CM APPL. 55543/2023, CM APPL. 68286/2025, CM APPL. 68289/2025 & CM APPL. 13172/2026**

VINEET GOEL

.....Appellant

Through: Mr. Animesh Sinha,
Mr. Shubham Budhiraja, Mr.
Animesh Sinha and Mr.
Shubham Budhiraja, Advs.

versus

A.N. BUILDWELL PRIVATE
LTD & ORS.

.....Respondents

Through: Mr. Shivank Pratap Singh, Ms.
Priya Singh, Mr. Samyak Jain,
Advs.
Mr. Saurabh Kirpal, Sr. Adv.,
Mr. Shlok Chandra, Mr.
Parikshit Singh Bhati, Ms.
Lolita Crasta, Advocates.
Mr. Rajesh Kumar & Mr.
Rushil Pathania, Advs. for
Propounder No. 1
Mr. Vikrant Pachnanda and Mr.
Mukul Katyal, Advs. for
Propounder No. 2
Ms. Nidhi Raman, CGSC with
Mr. Akash Mishra & Mr. Arnav
Mittal, Advs. for ROC
Ms. Megha Bharara, Adv. for
Ruchi Sindhwani, Adv. for OL

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+ **CO.APP. 12/2020, CM APPL. 14995/2021, CM APPL. 13138/2026 & CM APPL. 13139/2026**

VIJAY GUPTA

.....Appellant

Through: Ms. Pragya Kumar, Adv.

versus



A N BUILDWELL PRIVATE LIMITED
& ORS.

.....Respondents

Through: Mr. Vikrant Pachnanda and Mr. Mukul Katyal, Advs. for Propounder No. 2
Ms. Nidhi Raman, CGSC with Mr. Akash Mishra & Mr. Arnav Mittal, Advs. for ROC
Ms. Megha Bharara, Adv. for Ruchi Sindhwani, Adv. for OL
Mr. Saurabh Kirpal, Sr. Adv., Mr. Shlok Chandra, Mr. Parikshit Singh Bhati, Ms. Lolita Crasta, Advocates.
Mr. Rajesh Kumar & Mr. Rushil Pathania, Advs. for Propounder No. 1

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+ **CO.APP. 13/2020, CM APPL. 14997/2021 & CM APPL. 68294/2025**

SONU GARG

.....Appellant

Through: Mr. Vijay Gupta, Adv.

versus

A N BUILDWELL PRIVATE LIMITED
& ORS.

.....Respondents

Through: Mr. Vikrant Pachnanda and Mr. Mukul Katyal, Advs. for Propounder No. 2
Ms. Nidhi Raman, CGSC with Mr. Akash Mishra & Mr. Arnav Mittal, Advs. for ROC
Ms. Megha Bharara, Adv. for Ruchi Sindhwani, Adv. for OL
Mr. Saurabh Kirpal, Sr. Adv., Mr. Shlok Chandra, Mr. Parikshit Singh Bhati, Ms. Lolita Crasta, Advocates.
Mr. Rajesh Kumar & Mr.



Rushil Pathania, Advs. for
Propounder No. 1

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+ **CO.APP. 4/2021 & CM APPL. 68290/2025**

VIJAY SHANKAR PANDEYAppellant
Through:

versus

A N BUILDWELL PVT LTD & ORS.Respondents

Through: Mr. Vikrant Pachnanda and Mr.
Mukul Katyal, Advs. for
Propounder No. 2
Ms. Nidhi Raman, CGSC with
Mr. Akash Mishra & Mr. Arnav
Mittal, Advs. for ROC
Ms. Megha Bharara, Adv. for
Ruchi Sindhwani, Adv. for OL
Mr. Arnav Kumar with Mr.
Keshav Mittal, Advs.
Mr. Saurabh Kirpal, Sr. Adv.,
Mr. Shlok Chandra, Mr.
Parikshit Singh Bhati, Ms.
Lolita Crasta, Advocates.
Mr. Rajesh Kumar & Mr.
Rushil Pathania, Advs. for
Propounder No. 1

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+ **CO.APP. 5/2021**

VIJAY SHANKAR PANDEYAppellant
Through:

versus

M/S A N BUILDWELL PVT LTD & ORS.Respondent

Through: Mr. Vikrant Pachnanda and Mr.
Mukul Katyal, Advs. for
Propounder No. 2
Ms. Nidhi Raman, CGSC with
Mr. Akash Mishra & Mr. Arnav
Mittal, Advs. for ROC



Ms. Megha Bharara, Adv. for
Ruchi Sindhwani, Adv. for OL
Mr. Arnav Kumar with Mr.
Keshav Mittal, Advs.
Mr. Saurabh Kirpal, Sr. Adv.,
Mr. Shlok Chandra, Mr.
Parikshit Singh Bhati, Ms.
Lolita Crasta, Advocates.
Mr. Rajesh Kumar & Mr.
Rushil Pathania, Advs. for
Propounder No. 1

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+ **CO.APP. 7/2021, CM APPL. 33578/2021, CM APPL.
13140/2026 & CM APPL. 13141/2026**

RENUKA KULKARNIAppellant

Through:

versus

A.N. BUILDWELL PVT. LTD. (THROUGH OFFICIAL
LIQUIDATOR) & ORS.Respondents

Through: Mr. Vikrant Pachnanda and Mr.
Mukul Katyal, Advs. for
Propounder No. 2

Ms. Nidhi Raman, CGSC with
Mr. Akash Mishra & Mr. Arnav
Mittal, Advs. for ROC

Ms. Megha Bharara, Adv. for
Ruchi Sindhwani, Adv. for OL

Mr. Saurabh Kirpal, Sr. Adv.,
Mr. Shlok Chandra, Mr.
Parikshit Singh Bhati, Ms.
Lolita Crasta, Advocates.

Mr. Rajesh Kumar & Mr.
Rushil Pathania, Advs. for
Propounder No. 1

CORAM:

HON'BLE MR. JUSTICE ANIL KSHETARPAL

HON'BLE MR. JUSTICE AMIT MAHAJAN

ORDER

18.05.2026

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1. In order to comprehend the issue involved in the present case, learned counsel representing the Parties have been heard at some length.
2. CO. APP. 6/2021 stands withdrawn.
3. It is represented before this Court that Spire Edge Maintenance and Lease Facilitation Pvt. Ltd. represents 1037 buyers of Spire Edge which is a commercial project.
4. The Appellants before this Court in CO. APP. Nos. 11/2020, 12/2020 and 13/2020 are also stated to be from Spire Edge Commercial Project.
5. It has also been disclosed that only Vineet Goel, the appellant in CO. APP. 11/2020, has not taken possession whereas remaining two Appellants, namely, Vijay Gupta and Sonu Garg, have already taken the possession and they never participated in the voting.
6. List for further hearing on 26.05.2026 in the “supplementary list”.
7. Liberty is granted to learned counsel representing the Parties to file synopsis not exceeding three pages before the next date of hearing.
8. A photocopy of the Order passed today be kept in the connected matters.

ANIL KSHETARPAL, J

AMIT MAHAJAN, J

MAY 18, 2026
“SS”