



\$~CO.1 & 2

\* IN THE HIGH COURT OF DELHI AT NEW DELHI

+ CO.PET. 704/2014, CO.APPL. 2651/2014, CO.APPL. 1037/2016, CO.APPL. 1631/2016, CO.APPL. 2082/2016, CO.APPL. 2083/2016, CO.APPL. 2084/2016, CO.APPL. 2085/2016, CO.APPL. 2087/2016, CO.APPL. 2088/2016, CO.APPL. 2091/2016, CO.APPL. 2092/2016, CO.APPL. 2093/2016, CO.APPL. 2104/2016, CO.APPL. 2105/2016, CO.APPL. 2120/2016, CO.APPL. 2365/2016, CO.APPL. 2615/2016, CO.APPL. 2669/2016, CO.APPL. 3038/2016, CO.APPL. 3039/2016, CO.APPL. 3040/2016, CO.APPL. 3041/2016, CO.APPL. 3042/2016, CO.APPL. 3043/2016, CO.APPL. 3044/2016, CO.APPL. 3045/2016, CO.APPL. 3092/2016, CO.APPL. 3633/2016, CO.APPL. 3634/2016, CO.APPL. 3808/2016, CO.APPL. 3935/2016, CO.APPL. 3967/2016, CO.APPL. 4225/2016, CO.APPL. 4226/2016, CO.APPL. 4227/2016, CO.APPL. 4228/2016, CO.APPL. 4681/2016, CO.APPL. 4883/2016, CO.APPL. 5106/2016, CO.APPL. 261/2017, CO.APPL. 304/2017, CO.APPL. 306/2017, CO.APPL. 535/2017, CO.APPL. 536/2017, CO.APPL. 695/2017, CO.APPL. 886/2017, CO.APPL. 1033/2017, CO.APPL. 1089/2017, CO.APPL. 1097/2017, CO.APPL. 1580/2017, CO.APPL. 187/2018, CO.APPL. 190/2018, CO.APPL. 346/2018, CO.APPL. 369/2018, CO.APPL. 450/2018, CO.APPL. 260/2019, CO.APPL. 966/2019, CO.APPL. 1148/2019, CO.APPL. 286/2020, CO.APPL. 287/2020, CO.APPL. 322/2020, CO.APPL. 336/2020, CO.APPL. 369/2020, CO.APPL. 623/2020, CO.APPL. 658/2020, CO.APPL. 665/2020, CO.APPL. 674/2020, CO.APPL. 491/2021, CO.APPL. 815/2021, CO.APPL. 431/2022, CO.APPL. 221/2023, CO.APPL. 293/2023, CO.APPL. 395/2024 , OLR 197/2016, OLR 281/2016, OLR 265/2017, OLR 266/2017, OLR 267/2017, OLR 43/2020 & CO.APPL. 546/2025

SH. AMARPREET SINGH OBEROI & ORS. ....Petitioners

Through:

versus

M/S A. N. BUILDWELL PVT. LTD.

.....Respondent

Through: Ms. Sangeeta Chandra, SC for OL.



Mr. Ananta Prasad Mishra, Adv. for CAC.

Mr. Rajesh Kumar, Adv. for Propounder/Sunil Gandhi.

Mr. Shubhankar Sengupta & Mr. Aarush Bhatia, Advs. for Propounder No.2.

Mr. Vikrant Pachnanda & Mr. Mukul Katyal, Advs. for Propounder No.2/Schleicher Intect.

+ CO.PET. 6/2019, CO.APPL. 153/2020, CO.APPL. 365/2020, CO.APPL. 436/2020, CO.APPL. 668/2020, CO.APPL. 670/2020, CO.APPL. 733/2020, CO.APPL. 298/2021, CO.APPL. 133/2022, CO.APPL. 134/2022, CO.APPL. 299/2023, CO.APPL. 611/2023, CO.APPL. 683/2023, CO.APPL. 729/2023, CO.APPL. 730/2023, CO.APPL. 731/2023, CO.APPL. 732/2023, CO.APPL. 733/2023, CO.APPL. 734/2023, CO.APPL. 735/2023, CO.APPL. 801/2023, CO.APPL. 802/2023, CO.APPL. 803/2023, CO.APPL. 809/2023, CO.APPL. 368/2024, CO.APPL. 379/2024, CO.APPL. 381/2024, CO.APPL. 383/2024, CO.APPL. 641/2024, CO.APPL. 642/2024, CO.APPL. 643/2024, CO.APPL. 644/2024, CO.APPL. 647/2024, CO.APPL. 648/2024, CO.APPL. 649/2024, CO.APPL. 650/2024 & CO.APPL. 651/2024

SUNIL GANDHI & ANR.

.....Petitioners

Through:

versus

A.N. BUILDWELL PRIVATE LIMITED

.....Respondent

Through:

Ms. Sangeeta Chandra, SC for OL.

Mr. Ananta Prasad Mishra, Adv. for CAC.

Mr. Shlok Chandra, Mr. Parikshit Singh Bhati & Mr. Anshuman, Advs. for R/Alpha Corp.

Ms. Nidhi Raman, CGSC with Mr. Mayank Sansanwal, Advs. for CROC.

Mr. Rajesh Kumar, Adv. for



Propunder/Sunil Gandhi.

Mr. Shubhankar Sengupta & Mr. Aarush Bhatia, Advs. for Propounder No.2.

Mr. Shivank Pratap Singh, Mr. Priya Singh & Mr. Samyak Jain, Advs. for Applicant in CA.546/25.

Mr. Satya Prakash Yadav, Adv. for Ms. Shikha Sadha in CAs. 299/23, 368/24 & 670/20.

**CORAM:**

**HON'BLE MS. JUSTICE TARA VITASTA GANJU**

**ORDER**

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**22.08.2025**

**CO.APPL. 642/2024 In CO.PET. 6/2019 [Exemption]**

**CO.APPL. 644/2024 In CO.PET. 6/2019 [Exemption]**

**CO.APPL. 648/2024 In CO.PET. 6/2019 [Exemption]**

1. Allowed, subject to just exceptions.
2. The Applications stand disposed of.

**CO.APPL. 641/2024 In CO.PET. 6/2019 [Delay of 24 days in filing Reply to CA.379/2024]**

**CO.APPL. 643/2024 In CO.PET. 6/2019 [Delay of 24 days in filing Reply to CA.368/2024]**

**CO.APPL. 647/2024 In CO.PET. 6/2019 [Delay of 24 days in filing Reply to CA.381/2024]**

**CO.APPL. 649/2024 In CO.PET. 6/2019 [Delay of 24 days in filing Reply to Status Report]**

3. These are Applications filed on behalf of the Applicants seeking condonation of delay of 24 days in filing the Reply(ies).
4. For the reasons as stated in the Application, the delay is condoned.
5. The Application stands disposed of.
6. The Reply(ies) be taken on record.



**CO.APPL. 546/2025 In CO.PET. 704/2014 /Directions/**

7. This is an Application filed on behalf of the Applicant/Spire Edge Maintenance and Lease Facilitation Ltd. *inter alia* seeking the following prayers:

*“a. Conduct an expedited hearing of the present application given the urgency of the matter and ongoing losses to the individual unit owners constituting Applicant’s company and destruction of the said properties; and/or*

*b. Direct OL to immediately return possession of the Towers B, C and D of the Spire Edge Project to the Applicant without any condition; and/or*

*c. Direct Respondent No. 2 to immediately release Rs. 7.88 crores from the escrow account to the Applicant, as mandated by this Hon’ble Court under the Revival Order dated 17.02.2020; and/or*

*d. Declare OL’s possession of Towers B, C and D as illegal and ultra vires and also declare that these properties belong to 1041 individual unit owners and to not Respondent No.1 company; and/or*

*e. Direct the OL to compensate the Applicant for the losses suffered due to wrongful possession including loss of 5 years of rent, deterioration of property, losses incurred due to thefts and interest and penalties on statutory dues to HSIIDC; and/or*

*f. Direct the Registrar of Companies to change the status of the Respondent No. 1 company to ‘Active’ so as to enable the implementation of the ‘Revival scheme’.”*

8. Learned Standing Counsel for the OL submits that he has not received the copy of the Application.

9. Let the copy of the Application be supplied to the office of the OL as well as the non-Applicants.

10. Issue Notice. Learned Counsel for the OL and non-Applicants accepts Notice and seeks some time to file a Reply.

11. Let Reply(ies), if any, be filed within four weeks.

11.1 Rejoinder(s) thereto, if any, be filed within two weeks thereafter.

12. List on 16.12.2025.



**CO.PET. 704/2014**

**CO.PET. 6/2019**

13. List on the date already fixed i.e., 08.12.2025.
14. The parties shall act based on the digitally signed copy of the order.

**TARA VITASTA GANJU, J**

**AUGUST 22, 2025/ ha**