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* **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, CO.APPL. 546/2025,
CO.APPL. 712/2025, OLR 197/2016, OLR 281/2016, OLR 265/2017,
OLR 266/2017, OLR 267/2017 & OLR 43/2020

SH. AMARPREET SINGH OBEROI & ORS.Petitioners

Through:

versus

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

Through: Mr. Rajesh Kumar, Adv. for R-1.
Mr. Ananta Prasad Mishra, Adv. for
CAC.
Mr. Vikrant Pachnanda, Mr. Mukul
Katyal and Ms. Bhavya Sheetal, Adv.
for Propounder No.2.
Mr. Sanjeev Sagar, Sr. Adv. with Mr.
Shivank Pratap Singh, Adv.; Ms. Priya
Singh, Adv.; Mr. Samyak Jain, Adv.

(C-2)

+ CO.PET. 6/2019, CO.APPL. 153/2020(corrections/modifications of
orders), 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.
650/2024, CO.APPL. 651/2024, CO.APPL. 591/2025, CO.APPL.
769/2025, CO.APPL. 771/2025, CO.APPL. 57/2026 & CO.APPL.



58/2026

SUNIL GANDHI & ANR.

.....Petitioners

Through: Mr. Vijay Gupta and Mr. Pragya Kumar, Advs.
Mr. S.P. Yadav, Adv. for Mr. Savyasachi Rawat, Adv. for Applicant.

versus

A.N. BUILDWELL PRIVATE LIMITED

.....Respondent

Through: Mr. Rajesh Kumar, Adv. for R-1.
Ms. Sangeeta Chandra, Adv. for OL.
Mr. Ananta Prasad Mishra, Adv. for CAC.
Ms. Nidhi Raman, CGSC for UOI.
Mr. Varun Chugh and Ms. Kavya Roy Choudhary, Advs. for HSIIDC.
Mr. Shlok Chandra, Mr. Parikshit Singh Bhati and Ms. L.D. Crasta, Advs. for Alpha Corp. Development.
Mr. Aarush Bhatia, Adv. for Propounder No.2.

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

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23.01.2026

1. C.A. 369/2020 has been dismissed on 28th February 2022; C.A. 623/2020 has been disposed of on 09th November 2020; C.A. 641/2024; C.A. 642/2024; C.A. 643/2024, C.A. 644/2024, C.A. 647/2024, C.A. 648/2024 and C.A. 649/2024 have been disposed of on 22nd August 2025. C.A. 623/2020 was disposed of on 09th November 2020.
2. The Registry may show them as *not pending*.



3. *Ms. Sangeeta Chandra*, Counsel for Official Liquidator (*'OL'*) has presented a synopsis which gives a short overview of the matter at hand. The counsel is permitted to place the same on record and the Registry is directed to take the same on record.
4. It is informed that primarily there are two infrastructure projects relating to the company in liquidation being *Spire Woods (Residential Project)* and *Spire Edge (Commercial Project)*.
5. There were schemes of revival which were presented for both these projects separately. By order dated 17th February 2020, scheme for revival of the company in provisional liquidation was allowed and Court Appointed Commissioner *Retired Justice S.P. Garg* was appointed to oversee the implementation of the revival scheme.
6. There are some parties who have objected to the revival scheme and *Mr. Vijay Gupta*, Counsel, states that C.A. 12/2020 is still pending before the Division Bench.
7. *Mr. Vijay Gupta* shall present the order passed by the Division Bench, considering that as per him the Division Bench has passed certain observations regarding the acceptance and implementation of the revival scheme.
8. As per the report of OL, possession of *Towers A, E and F* of *Spire Edge Project* have been handed over by the OL's office.
9. The issue remains pending relating to *Towers B, C and D*.
10. The security guards deployed at *Towers A, E and F* were removed after possession was handed over on 21st July 2020.
11. As regards the charges of the security agencies for *Towers B, C and D*, there are certain dues which will be reconciled by the office of OL.



12. *Ms. Sangeeta Chandra*, Counsel for OL will revert with the figures after reconciliation, accounting for deposits which were directed to be deposited by the ex-directors *vide* order dated 20th April 2018.
13. It is stated in OL's note that 50% of payments have been released to the security agencies *vide* orders dated 15th June 2020 and 24th June 2020.
14. *Mr. Sanjeev Sagar Senior Advocate* for *Spire Edge Maintenance and Lease Facilitation Ltd.* (**'SELFC'**) submits that they represent the full cross-section of buyers and have filed application being C.A. 546/2025 seeking release of these towers on payment of security charges. An offer has been made on behalf of SELFC that they are ready to pay the entire amount without prejudice to the rights and remedies.
15. Another coordinate application being C.A. 221/2023 was filed by the OL's office which seeks permission to hand over these *Tower Blocks B, C and D* to the Court Commissioner/Propounders of Scheme.
16. List on 24th March 2026.
17. Order be uploaded on the website of this Court.

ANISH DAYAL, J

JANUARY 23, 2026/mk/zb