



\$~1 to 68 (Company Matters)

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

+ CCP(CO.) 26/2016

(1) PRAVEEN GOYAL & ANR.

.....Petitioners

versus

UNITECH LTD.

.....Respondents

+ CO.PET. 934/2015, CO.APPL. 3346/2016

(2) PRAVEEN GOYAL & ANR.

.....Petitioners

versus

UNITECH LTD

.....Respondent

+ CO.APPL.(M) 88/2016, CO.APPL. 3913/2016, CO.APPL. 3914/2016, CO.APPL. 3915/2016, CO.APPL. 3916/2016, CO.APPL. 3917/2016, CO.APPL. 3923/2016, CO.APPL. 4301/2016, CO.APPL. 4302/2016, CO.APPL. 4535/2016, CO.APPL. 4536/2016, CO.APPL. 4537/2016, CO.APPL. 4538/2016, CO.APPL. 4539/2016, CO.APPL. 4540/2016, CO.APPL. 4546/2016, CO.APPL. 4547/2016, CO.APPL. 4548/2016, CO.APPL. 4549/2016, CO.APPL. 4550/2016, CO.APPL. 4551/2016, CO.APPL. 4602/2016, CO.APPL. 4829/2016, CO.APPL. 4830/2016, CO.APPL. 4854/2016, CO.APPL. 4855/2016, CO.APPL. 105/2017

(3) NAMIT MALHOTRA & ORS.

.....Petitioners

versus

UNITECH LIMITED

.....Respondent

+ CO.PET. 52/2015, CO.APPL. 236/2015, CO.APPL. 237/2015, CO.APPL. 3638/2016

(4) MRS. RITA GARG

.....Petitioner

versus

M/S UNITECH LIMITED

.....Respondent

+ CO.PET. 70/2015, CO.APPL. 303/2015, CO.APPL. 304/2015, CO.APPL. 254/2016, CO.APPL. 4541/2016

(5) M/S GREAT MEDIA TECHNOLOGIES PVT.LTD. ....Petitioner

versus

M/S UNITECH LIMITED

.....Respondent



- + CO.PET. 99/2015, CO.APPL. 497/2015, CO.APPL. 498/2015  
(6) M/S JAGADGURU KRIPALU PARISHAT AND ANR .....Petitioners  
versus  
M/S UNITECH LIMITED .....Respondent
- + CO.PET. 283/2015, CO.APPL. 1288/2015, CO.APPL. 1289/2015  
(7) MS. VIJAY MEHRA .....Petitioner  
versus  
UNITECH LIMITED .....Respondent
- + CO.PET. 355/2015, CO.APPL. 1543/2015, CO.APPL. 1544/2015,  
CO.APPL. 3907/2016  
(8) SH. VLADIMIR KAUSHIK .....Petitioner  
versus  
UNITECH LIMITED & ANR. ....Respondents
- + CO.PET. 687/2015, CO.APPL. 2695/2015  
(9) JAGADGURU KRIPALU HIGHER EDUCATION SOCIETY ....Petitioner  
versus  
UNITECH LIMITED .....Respondent
- + CO.PET. 713/2015, CO.APPL. 2828/2015, CO.APPL. 2829/2015  
(10) JAGADGURU KRIPALU PARISHAT RANGEELI MAHAL .....Petitioner  
versus  
UNITECH LIMITED .....Respondent
- + CO.PET. 715/2015, CO.APPL. 2841/2015, CO.APPL. 2842/2015  
(11) RADHA GOVIND SAMITI .....Petitioner  
versus  
UNITECH LIMITED .....Respondent
- + CO.PET. 754/2015  
(12) NISHANT GUPTA .....Petitioner  
versus  
UNITECH LTD. ....Respondent
- + CO.PET. 928/2015, CO.APPL. 3667/2015, CO.APPL. 3668/2015



- (13) SUMIT MODI .....Petitioner  
versus  
UNITECH LIMITED & ANR. ....Respondents
- + CO.PET. 269/2016, CO.APPL. 1159/2016, CO.APPL. 1160/2016  
(14) NEENA SINGH & ORS. ....Petitioners  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 273/2016, CO.APPL. 1182/2016, CO.APPL. 1183/2016,  
CO.APPL. 3919/2016  
(15) ATEN CAPITAL PVT. LTD. ....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 402/2016, CO.APPL. 482/2019  
(16) SHIV KUMAR ....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 412/2016  
(17) SHANTI KUMAR PANDEY ....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 475/2016, CO.APPL. 2002/2016  
(18) RAJEEV BAJAJ & ANR. ....Petitioners  
versus  
UNITECH LTD ....Respondent
- + CO.PET. 482/2016, CO.APPL. 2026/2016  
(19) MADHUBALA ARORA & ANR ....Petitioners  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 492/2016, CO.APPL. 2101/2016, CO.APPL. 2102/2016  
(20) THE WORLD SPA APARTMENT OWNERS ASSOCIATION  
.....Petitioner



- versus
- UNITECH LIMITED .....Respondent
- + CO.PET. 523/2016, CO.APPL. 2240/2016, CO.APPL. 2241/2016,  
CO.APPL. 1559/2017
- (21) AJAY SARDANA & ANR. ....Petitioners
- versus
- UNITECH LIMITED. .....Respondent
- + CO.PET. 524/2016, CO.APPL. 2243/2016, CO.APPL. 2244/2016,  
CO.APPL. 1560/2017
- (22) RAHUL MUKHI & ANR .....Petitioners
- versus
- UNITECH LIMITED .....Respondent
- + CO.PET. 525/2016, CO.APPL. 2246/2016, CO.APPL. 2247/2016,  
CO.APPL. 1558/2017
- (23) DAMAN SARDANA & ANR. .....Petitioners
- versus
- UNITECH LIMITED .....Respondents
- + CO.PET. 539/2016, CO.APPL. 2296/2016, CO.APPL. 2297/2016
- (24) CHETLUR SREENIVASA CHARLU .....Petitioner
- versus
- UNITECH LIMITED .....Respondent
- + CO.PET. 540/2016, CO.APPL. 2299/2016, CO.APPL. 2300/2016
- (25) LALLU RAM SAINI & ANR .....Petitioners
- versus
- UNITECH LIMITED .....Respondent
- + CO.PET. 574/2016, CO.APPL. 2426/2016
- (26) 909 SOLUTION & ANR. .....Petitioners
- versus
- UNITECH LIMITED .....Respondent
- + CO.PET. 581/2016, CO.APPL. 2456/2016
- (27) SAIRA MANSOOR & ANR. .....Petitioners



|           |                                                                                                                     |                  |
|-----------|---------------------------------------------------------------------------------------------------------------------|------------------|
|           | versus                                                                                                              |                  |
|           | UNITECH LTD                                                                                                         | .....Respondent  |
| +<br>(28) | CO.PET. 597/2016, CO.APPL. 2571/2016<br>PRAKASH GURBAXANI                                                           | .....Petitioner  |
|           | versus                                                                                                              |                  |
|           | UNITECH LIMITED                                                                                                     | .....Respondent  |
| +<br>(29) | CO.PET. 624/2016, CO.APPL. 2680/2016<br>WG CDR NAVEEN TALWANI (RETD)                                                | .....Petitioner  |
|           | versus                                                                                                              |                  |
|           | UNITECH LTD                                                                                                         | .....Respondent  |
| +<br>(30) | CO.PET. 642/2016, CO.APPL. 2739/2016, CO.APPL. 2740/2016<br>A K COMMERCIAL COMPANY                                  | .....Petitioner  |
|           | versus                                                                                                              |                  |
|           | UNITECH LTD                                                                                                         | .....Respondent  |
| +<br>(31) | CO.PET. 660/2016, CO.APPL. 2798/2016, CO.APPL. 2799/2016,<br>CO.APPL. 2800/2016<br>ERIABARIE FILMS & FOILS PVT LTD. | .....Petitioner  |
|           | versus                                                                                                              |                  |
|           | UNITECH LTD.                                                                                                        | .....Respondent  |
| +<br>(32) | CO.PET. 719/2016, CO.APPL. 3000/2016<br>REENA WALIA & ANR.                                                          | .....Petitioners |
|           | versus                                                                                                              |                  |
|           | UNITECH LIMITED                                                                                                     | .....Respondent  |
| +<br>(33) | CO.PET. 721/2016, CO.APPL. 3004/2016<br>AKSHAY JAG MOHAN CHHABRA                                                    | .....Petitioner  |
|           | versus                                                                                                              |                  |
|           | UNITECH LTD                                                                                                         | .....Respondent  |
| +<br>(34) | CO.PET. 722/2016, CO.APPL. 3005/2016<br>RASHI AHLUWALIA & ANR.                                                      | .....Petitioners |
|           | versus                                                                                                              |                  |
|           | UNITECH LIMITED                                                                                                     | .....Respondent  |



|      |                                                          |                  |
|------|----------------------------------------------------------|------------------|
| +    | CO.PET. 723/2016, CO.APPL. 3006/2016                     |                  |
| (35) | VIPUN JAG MOHAN CHABRA                                   | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LTD.                                             | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 753/2016                                         |                  |
| (36) | ARVIND OVERSEAS PROJECT SERVICES PVT.LTD.                | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH HI TECH DEVELOPERS LIMITED                       | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 767/2016, CO.APPL. 3183/2016                     |                  |
| (37) | FROG CELLSAT LIMITED                                     | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH HI TECH DEVELOPERS LIMITED                       | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 772/2016, CO.APPL. 3190/2016                     |                  |
| (38) | SMT. NEERU AHUJA                                         | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LTD.                                             | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 795/2016, CO.APPL. 3275/2016                     |                  |
| (39) | ADITYA MANGLA & ANR.                                     | .....Petitioners |
|      | versus                                                   |                  |
|      | UNITECH RELIABLE PROJECTS PVT.LTD                        | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 824/2016, CO.APPL. 3381/2016                     |                  |
| (40) | SMT SABINA SYNGAL & ANR.                                 | .....Petitioners |
|      | versus                                                   |                  |
|      | THE UNITECH LTD.                                         | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 830/2016, CO.APPL. 3418/2016                     |                  |
| (41) | MR. MUKUL SWAROOP & ANR.                                 | .....Petitioners |
|      | versus                                                   |                  |
|      | THE UNITECH LIMITED                                      | .....Respondent  |
|      |                                                          |                  |
| +    | CO.PET. 842/2016, CO.APPL. 3479/2016, CO.APPL. 3480/2016 |                  |



|      |                                                          |                  |
|------|----------------------------------------------------------|------------------|
| (42) | MRS. SHALINI JAIN                                        | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LIMITED.                                         | .....Respondent  |
| +    | CO.PET. 844/2016, CO.APPL. 3488/2016, CO.APPL. 3489/2016 |                  |
| (43) | RAJINDER KUMAR JAIN & ANR                                | .....Petitioners |
|      | versus                                                   |                  |
|      | UNITECH LIMITED                                          | .....Respondent  |
| +    | CO.PET. 858/2016, CO.APPL. 3526/2016                     |                  |
| (44) | SH. NAVEEN PRATAP SINGH                                  | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LIMITED                                          | .....Respondent  |
| +    | CO.PET. 859/2016, CO.APPL. 3528/2016                     |                  |
| (45) | SH. MUNISH MALHOTRA                                      | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LIMITED                                          | .....Respondent  |
| +    | CO.PET. 864/2016, CO.APPL. 3538/2016                     |                  |
| (46) | SH. MANU SAHAI                                           | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LIMITED                                          | .....Respondent  |
| +    | CO.PET. 867/2016, CO.APPL. 3543/2016                     |                  |
| (47) | SH. ASHOK SHARMA                                         | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LIMITED                                          | .....Respondent  |
| +    | CO.PET. 869/2016, CO.APPL. 3548/2016                     |                  |
| (48) | SH. HARISH KUMAR                                         | .....Petitioner  |
|      | versus                                                   |                  |
|      | UNITECH LIMITED                                          | .....Respondent  |
| +    | CO.PET. 897/2016, CO.APPL. 3629/2016                     |                  |
| (49) | FAHEEM KHAN & ANR.                                       | .....Petitioners |
|      | versus                                                   |                  |
|      | UNITECH LTD                                              | .....Respondent  |



- + CO.PET. 898/2016, CO.APPL. 3630/2016  
(50) KAPIL BATRA .....Petitioner  
versus  
UNITECH LTD. ....Respondent
- + CO.PET. 903/2016, CO.APPL. 3650/2016  
(51) SHANTANU MALLICK .....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 904/2016, CO.APPL. 3652/2016  
(52) RASAM SINGH .....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 905/2016, CO.APPL. 3654/2016  
(53) ROHINA GUPTA .....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 906/2016, CO.APPL. 3656/2016  
(54) MANISH AHUJA .....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 907/2016, CO.APPL. 3658/2016  
(55) AMAR GUPTA .....Petitioner  
versus  
UNITECH LIMITED ....Respondent
- + CO.PET. 916/2016, CO.APPL. 3687/2016  
(56) VINOD SADHWANI .....Petitioner  
versus  
UNITECH LTD .....Respondent
- + CO.PET. 919/2016, CO.APPL. 3690/2016  
(57) PARDEEP SINGH KHURANA .....Petitioner  
versus



.....Respondent

(58) LALIT KUMAR SHARMA & ANR.

.....Petitioners

.....Respondent

(59) PARVEEN BERI & ANR.

.....Petitioners

.....Respondent

(60) ANANT UPADHYAY &amp; ANR.

.....Petitioners

.....Respondent

(61) VIVEK SHRIVASTAVA

.....Petitioner

.....Respondent

(62) YOGESH MEHRA

.....Petitioner

.....Respondent

(63) MR.SUDHIR KRISHAN CHANDRA & ANR

.....Petitioners

.....Respondent

(64) SAROVAR VINMAY PVT.LTD

.....Petitioner

.....Respondent



- + CO.PET. 1153/2016, CO.APPL. 4600/2016  
(65) KAMLA DEVI .....Petitioner  
versus  
UNITECH LTD. ....Respondent
- + CO.PET. 1159/2016, CO.APPL. 4627/2016, CO.APPL. 4628/2016,  
CO.APPL. 4629/2016  
(66) NEERA BHATIA .....Petitioner  
versus  
UNITECH LIMITED .....Respondent
- + CO.PET. 1180/2016, CO.APPL. 4710/2016  
(67) NITIL SINGH BAGHEL & ANR. ....Petitioners  
versus  
UNITECH LIMITED & ORS .....Respondents
- + CO.PET. 1206/2016  
(68) KALPANA MOHAPATRA .....Petitioner  
versus  
UNITECH LIMITED .....Respondent

**Presence:** Ms Taru Gupta, Adv. for petitioner in Item no. 66.  
Mr. Arvind Kumar Gupta, Mr. Bhuvan Gugnani, Advs. for  
petitioner in Item 39.  
Mr. H.D. Talwani, Adv. for petitioner in Item 29.  
Mr. Bhuvan Gugnani, Mr. Rupender Sharma, Ms. Sakshi Garg,  
Ms. Nupur M., Advs. for petitioner in Item No. 12

**CORAM:**  
**HON'BLE MR. JUSTICE SACHIN DATTA**  
**ORDER**  
% **26.03.2025**

List before another Bench on 04.04.2025, subject to the orders of  
Hon'ble the Chief Justice.

**MARCH 26, 2025/uk**

**SACHIN DATTA, J**