

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(s). 6923/2021

RG LUXURY HOMEBUYERS ASSOCIATION (REGD.)

Appellant(s)

VERSUS

RAJESH GOYAL & ORS.

Respondent(s)

(IA No. 222137/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 92541/2023 - APPROPRIATE ORDERS/DIRECTIONS  
IA No. 112647/2021 - EXEMPTION FROM FILING C/C OF THE IMPUGNED  
JUDGMENT  
IA No. 188438/2024 - EXEMPTION FROM FILING O.T.  
IA No. 222123/2023 - INTERVENTION APPLICATION  
IA No. 164916/2023 - INTERVENTION/IMPLEADMENT  
IA No. 33437/2022 - INTERVENTION/IMPLEADMENT  
IA No. 18603/2022 - INTERVENTION/IMPLEADMENT  
IA No. 1607/2022 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES  
IA No. 112645/2021 - STAY APPLICATION  
IA No.121280/2025 - IMPLEADMENT  
IA No.121282/2025 - FOR DIRECTIONS)

Date : 13-05-2025 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE ABHAY S. OKA  
HON'BLE MR. JUSTICE UJJAL BHUYAN

For Appellant(s) :

Mr. Himanshu Shekhar, AOR  
Mr. M L Lahoty, Adv.  
Mr. Anchit Sripat, Adv.  
Mr. Arvind Kumar, Adv.

For Respondent(s) :

Mr. Paramjit Singh Patwalia, Sr. Adv.  
Mr. Saurabh Jain, Adv.  
Mr. Prayag Jain, Adv.  
Mr. Rohit K. Singh, AOR

Mr. Siddarth Dave, Sr. Adv.  
Mr. Abhindra Maheshwari, Adv.  
Mr. Athul Joseph, Adv.  
Mr. Kumar Mihir, AOR

Mr. Ravindra Kumar, Sr. Adv.  
Mr. Binay Kumar Das, AOR  
Ms. Priyanka Das, Adv.  
Ms. Neha Das, Adv.  
Mr. Shivam Saksena, Adv.

Mr. Rudreshwar Singh, Sr. Adv.  
Mr. Kaushik Poddar, AOR  
Ms. Tanishka, Adv.

Mr. Vedant Singh, AOR

Mr. Sanjay Sharawat, Sr. Adv.  
Mr. Ravi Kant, Adv.  
Mr. Vineet Upadhyay, Adv.  
Mr. Chandra Prakash, AOR  
Mr. Vivek Singh, Adv.  
Mr. C.p. Rajwar, Adv.  
Mr. Abhinav Kumar, Adv.

Dr. Manish Aggarwal, Adv.  
Mr. Anand Prakash, Adv.  
Mr. Amit Ambawat, Adv.  
Ms. Anushka Bhattacharya, Adv.  
Ms. Priyanka Verma, Adv.  
Ms. Sheena Sukhija, Adv.  
Ms. Shilpa Kumari, Adv.  
Ms. Divya, Adv.  
Mr. Vishal Arun Mishra, AOR

Ms. Shriya Maini, AOR

Mr. M.K.S.Menon, Adv.  
Ms. Malini Poduval, Adv.  
Ms. Usha Nandini V., AOR  
Mr. John Thomas Arakal, Adv.

Mr. Chand Qureshi, AOR  
Dr. P.B.Reddy, Adv.  
Ms. Patnam Shyla, Adv.  
Ms. C.S.Hema, Adv.  
Ms. Snehasree Lakkamaneni, Adv.  
Mr. Keshav Dev, Adv.  
Mr. Sandeep Saxena, Adv.  
Mr. Chandan Kumar Mandal, Adv.

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

Pursuant to this Court's order dated 17<sup>th</sup> April, 2025, an affidavit has been filed by the first respondent dealing with 99 home buyers whose names are included in the list tendered on the last date by the learned counsel for the appellant across the Bar.

Those buyers, out of 99, who have paid the entire amount and whose flats are ready, the first respondent shall proceed to hand over the possession to them. In case of the flats where work is in progress, as soon as the work is over, possession shall be handed over to those persons who have paid the entire amount.

The learned senior counsel appearing for the first respondent states that an application for occupancy certificate in respect of Towers 'G' and 'H' has been made on 2<sup>nd</sup> May, 2025.

We direct the first respondent to file further compliance report reporting compliance with all the directions issued by this Court from time to time by 14<sup>th</sup> July, 2025.

List on 18<sup>th</sup> July, 2025.

We have perused the affidavit filed by the fifth respondent/Interim Resolution Professional (IRP) of Rajesh Projects India Private Limited.

If the fifth respondent has any grievance against the Enforcement Directorate, it is for the fifth respondent to file appropriate proceedings in accordance with law.

IA No.121280/2025 - IMPLEADMENT  
IA No.121282/2025 - FOR DIRECTIONS

The orders passed by this Court from time to time will show that an endeavour is being made to ensure that the developer gives possession of the flats to the home buyers.

However, these applications seek to raise individual grievance regarding a particular flat, payment of maintenance etc.

We dispose of these applications by granting liberty to the applicant to file appropriate proceedings in accordance with law.

(ANITA MALHOTRA)  
AR-CUM-PS

(AVGV RAMU)  
COURT MASTER