

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.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

I.A. Nos.41272 and 41273 of 2025

Date : 17-04-2025 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.

For Respondent(s) : Mr. Paramjit Singh Patwalia, Sr. Adv.
Mr. Saurabh Jain, Adv.
Mr. Prayag Jain, Adv.
Mr. Rohit K. Singh, AOR

Mr. Sidharth 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. Chand Qureshi, AOR
Mr. Subhash Chandra, Adv.
Mr. Mohinder Singh, Adv.
Mr. S.k.mehta, Adv.
Mr. Abdul Wahab, Adv.
Mr. Mohit Yadav, Adv.
Mrs. Aarti Pal, Adv.
Mr. Vijay Kumar, Adv.

Mr. Vedant Singh, AOR

Mr. Manish Aggarwal, Adv.
Mr. Azad Singh, Adv.
Mr. Anand Prakash, Adv.
Mr. Amit Ambawat, Adv.
Ms. Anushka Bhattacharya, Adv.
Ms. Priyanka Verma, Adv.
Ms. Sheena Sukhija, Adv.
Ms. Rupali Panwar, Adv.
Mr. Vishal Arun Mishra, AOR

Ms. Shriya Maini, AOR

Mr. Mks Menon, Adv.
Ms. Malini Poduval, Adv.
Ms. Usha Nandini V., AOR
Mr. John Thomas Arakal, Adv.

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

I.A. Nos.41272 and 41273 of 2025

Learned senior counsel representing the first respondent states that cheques representing entire amount payable by the three applicants have been received by the first respondent. He states that now the applicants are required to sign documents stating that

they will not make any claim against the first respondent except for delivery of possession of their apartments. Learned counsel appearing for the applicants states that the applicants have not filed any proceedings against the first respondent. Therefore, now there is no impediment in the way of applicants signing necessary documents and first respondent handing over possession to them.

Accordingly, the applications are disposed of.

We have perused the affidavit of first respondent dated 15th April, 2025.

As regards 138 allottees to whom notices were issued, it is stated that 48 allottees have approached the first respondent and 90 allottees are yet to approach. We permit cancellation of allotment of these 90 home buyers after service of one more notice to them, giving them time of three weeks to come forward and make compliance. Those home buyers out of 90 who do not take benefit of the extended period of three weeks, it will be open for the first respondent to cancel their allotment.

Learned counsel appearing for the petitioner has tendered list of 99 home buyers. He claims that requisite amounts have been paid to them long back in connection with apartments in the towers 'A', 'B', 'C', 'D', 'E', 'F' and 'M'. A copy of the list has been provided to learned counsel appearing for the first respondent. We direct the first respondent to verify the said list and file an affidavit before the next date. If the home buyers mentioned therein pay the money and submit the requisite documents, needless to add that first respondent will take steps for handing over possession to them.

Learned senior counsel appearing for the first respondent states that by the end of this month, an application will be made for grant of occupation certificate in respect of Towers 'G' and 'H'. The concerned planning authority will process the said applications as expeditiously as possible considering the difficulties faced by the home buyers.

List for directions on 13th May, 2025.

(KAVITA PAHUJA)
ASTT. REGISTRAR-cum-PS

(AVGV RAMU)
COURT MASTER (NSH)