

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

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)

Date : 07-02-2025 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. Paban K. Sharma, 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. Siddharth Dave, Sr. Adv.
Mr. Abhindra Maheshwari, Adv.
Mr. Athul Joseph, Adv.
Mr. Kumar Mihir, AOR

Mr. Ravindra Kumar, Sr. Adv.
Mr. Vipin Kumar Saxena, 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. Isha Singh, Adv.
Ms. Tanishka, Adv.
Ms. Ishita Singh, Adv.

Ms. Usha Nandini V., AOR

Mr. Chand Qureshi, AOR
Mr. Rama Kant Sharma, Adv.
Mr. Deepak Raj Singh, Adv.
Mr. Chandan Kumar Mandal, Adv.
Mr. Keshav Dev, Adv.
Mr. Lohit Kumar Bimal, Adv.
Mr. Raghav Kumar Bimal, Adv.

Mr. Vedant Singh, AOR
Ms. Shriya Maini, AOR

UPON hearing the counsel the Court made the following

O R D E R

1. Perused the affidavit of the respondent No.1
2. Learned senior counsel appearing for the first respondent states that out of 854 allottees of Units in Towers A, B, C & M, so far 716 have approached for taking possession notwithstanding the opportunities repeatedly granted to them from time to time. It is further stated that actual possession of the Units will be handed over to 581 purchasers out of 716 within a period of 45 days from today. As regards remaining purchasers out of 716, he states that possession will be handed over within 60 days from making final payment and the execution of documents. As regards other 138 purchasers who have not approached notwithstanding grant of time, we permit the first respondent to issue notices to them, informing them that on their failure to make complete payment and execute

documents within six weeks from the date of service of notices, their allotment will stand cancelled. We make it clear that without express permission of this Court, their allotment shall not be cancelled.

3. As regards the status of possession of Towers D, E and F, the learned senior counsel for the first respondent states that within sixty days of the purchasers making final payment and executing documents, the possession of the units will be handed over to them.

4. As regards Towers G and H, he states that the first respondent will be in position to apply for grant of occupation certificate in the third week of April, 2025. We direct the first respondent and the fifth respondent to file further compliance reports by 14.04.2025 which shall be considered on 17.04.2025.

(NITIN TALREJA)
ASTT. REGISTRAR-cum-PS

(AVGV RAMU)
COURT MASTER (NSH)