

ITEM NO.301

COURT NO.12

SECTION X

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

Writ Petition (Civil) No. 940/2017

BIKRAM CHATTERJI & ORS.

Petitioner(s)

VERSUS

UNION OF INDIA & ORS.

Respondent(s)

(IA No. 62925/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 112473/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 290841/2024 - CLARIFICATION/DIRECTION, IA No. 275293/2025 - CLARIFICATION/DIRECTION, IA No. 62945/2025 - INTERVENTION/IMPLEADMENT and IA No. 275292/2025 - INTERVENTION/ IMPLEADMENT)

WITH

SLP(C) No. 1879/2018 (XVII-B)

(IA No. 65984/2022 - CLARIFICATION/DIRECTION and IA No. 127671/2017 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

SMC(CrI) No. 4/2018 (XVII-B)

CONMT.PET.(C) No. 47/2023 in W.P.(C) No. 1374/2021 (X)

(IA No. 51998/2024 - EXEMPTION FROM FILING O.T.)

Diary No. 11712/2023 (X)

(IA No. 111101/2023 - EX-PARTE STAY)

CONMT.PET.(C) No. 63/2024 in W.P.(C) No. 940/2017 (X)

(IA No. 109573/2025 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 8062/2024 - EXEMPTION FROM FILING O.T. and IA No. 1154/2024 - PERMISSION TO FILE APPLICATION FOR DIRECTION)

Diary No. 26776/2024 (XIV)

(IA No. 133124/2024 - CONDONATION OF DELAY IN FILING, IA No. 133126/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT, IA No. 133130/2024 - INTERVENTION/IMPLEADMENT and IA No. 133125/2024 - PERMISSION TO FILE PETITION (SLP/TP/WP/..))

Date : 12-02-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SANJAY KUMAR
HON'BLE MR. JUSTICE SATISH CHANDRA SHARMA

By Courts Motion

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

Upon perusing the status report filed by the Directorate of

Enforcement¹, it has come to light that M/s. J.P. Morgan India Private Limited is also under investigation regarding its role and culpability in relation to the present case. As one of us, Sanjay Kumar, J., has a near relation working in a high position in the aforestated company, the matter cannot be heard by this Bench.

Registry is directed to place the matter before the Hon'ble The Chief Justice for posting it before a Bench, in which one of us (Sanjay Kumar, J.), is not a member.

That being said, as the aforestated status report of the DoE also states to the effect that the DoE is willing to undertake sale of attached assets, be it at Indore or elsewhere, if ordered to do so and has also cited a precedent in that regard, viz. the order dated 10.10.2025 passed in M.A. No. 2227/2024 in W.P. (Crl.) No. 31/2020, titled "*Nowhera Shaik & Anr. vs. Union of India & Ors.*", we deem it appropriate to direct the DoE to undertake the sale of the attached properties, details of which have been furnished in Table-1 at pages 7 and 8 of the aforestated status report, in accordance with law and due procedure.

Status report dated 19.01.2026 filed on behalf of the State of U.P. is taken on record. In terms thereof, we find that Fire Safety No Objection Certificates (NOCs) have not been issued only in relation to four projects - Sapphire I in NOIDA and Centurion Park Low Rise, Leisure Valley Villas and Leisure Valley Adarsh Awas Yojna in Greater NOIDA. Steps shall be taken by the authorities concerned to process and expedite the issuance of Fire Safety NOCs

1 "DoE", for short

in relation to these four projects also.

Environment Clearances have already been granted in relation to all the projects. Electric Safety NOCs (License to operate lifts) is yet to be granted for the following projects: -

1. Sapphire I (Noida);
2. Platinum & Titanium (Noida);
3. Heart Beat-2 (Noida);
4. Dream Valley Villas (Greater Noida);
5. Dream Valley Enchante (Greater Noida);
6. Leisure Valley Villas (Greater Noida);
7. Leisure Valley Verona A & B (Greater Noida); and
8. Leisure Valley Adarsh Awas Yojna (Greater Noida).

In this regard, we find that the learned Court Receiver submitted a 'Note' for the hearing which was scheduled to be held on 22.01.2026 but stood postponed till today. In terms thereof, pursuant to the meeting held on 22.12.2025 with all the stakeholders, a prayer has been made that exemption should be granted in relation to production of the following documents: -

1. Time Extension Certificate;
2. No Dues Certificate from the Property department; and
3. Newspaper publication by Promoter for Occupancy Certificate (OC)/Completion Certificate (CC).

We also find from the aforesaid 'Note', that the Chief Executive Officers of New Okhla Industrial Development Authority

(NOIDA) and Greater NOIDA participated in the meeting held on 22.12.2025 and suggested that a Committee should be formed, comprising all the stakeholders, including representatives of the Court Receiver, NOIDA, Greater NOIDA, NBCC (India) Limited, Airport Authority of India, Ministry of Environment, Forest and Climate Change, State Environment Impact Assessment Authority, Labour Department, Fire Department, Electrical Safety Department, Uttar Pradesh Pollution Control Board, having Regional Offices at NOIDA and Greater NOIDA, District Magistrate, Gautam Buddh Nagar and other officials, if required. The role of this Committee, as contemplated, is to resolve all issues within the targetted time lines so as to secure the OCs/CCs in relation to Amrapali Group projects in NOIDA and Greater NOIDA.

This being the understanding amongst the stakeholders, including NOIDA and Greater NOIDA, we deem it appropriate to direct exemption from production of the aforestated three documents, viz. Time Extension Certificate, No Dues Certificate from the Property department, and Newspaper publication by Promoter for OC/CC. We may, however, note the submission of Mr. Ravinder Kumar, learned senior counsel, appearing for NOIDA and Greater NOIDA, that such exemption would be granted without prejudice to the rights of NOIDA/Greater NOIDA to eventually claim their dues.

The aforestated exemptions shall apply not only for the issuance of OCs/CCs, but also for the Fire Safety NOCs in relation to the projects - Sapphire I in NOIDA and Centurion Park Low Rise, Leisure Valley Villas and Leisure Valley Adarsh Awas Yojna in

Greater NOIDA, including re-validation of the already issued NOCs in habited societies, where NOCs were issued before the matter was taken over by this Court. These exemptions shall apply in relation to the Amrapali Castle project in Greater NOIDA also.

The interlocutory applications which were listed and/or taken up by this Court on the last date of hearing, viz. 11.12.2025, shall remain on Board and shall be taken up for consideration on the next date of hearing.

(DEEPAK GUGLANI)
AR-cum-PS

(PREETI SAXENA)
COURT MASTER (NSH)