

ITEM NO.301

COURT NO.13

(RE-REVISED)
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)

WITH

SLP(C) No. 1879/2018 (XVII-B)
IA No. 65984/2022 - CLARIFICATION/DIRECTION

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

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

Diary No(s). 11712/2023 (X)

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

Diary No(s). 26776/2024 (XIV)

Date : 17-11-2025 These matters were called on for hearing today.

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

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Mr. Azim Basheer, Adv.
Mr. Sankalp Tewari, Adv.
Ms. Ridhika Singh, Adv.

Ms. Anagha S. Desai, AOR

M/s. PBA Legal, AOR

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

There is no representation on behalf of the Delhi Police.

Learned counsel appearing for the Union of India/Directorate of Enforcement shall file a status report as to the steps taken till date, including the investigation done and the apportionment of liability, in terms of the judgment dated 23.07.2019.

Mr. Ravindra Kumar, learned senior counsel, appearing for New Okhla Industrial Development Authority¹ and Greater New Okhla Industrial Development Authority², shall file a response to the Note dated 17.11.2025 filed by the learned Court Receiver and, more particularly, the table set out from pages 20 to 25 thereof, wherein it has been stated that 16 out of the 20 requirements projected by the authorities have already been complied with.

Further, comprehensive affidavits shall be filed by the NOIDA and GNOIDA indicating their objections on all counts. The requirements that need to be fulfilled for the completed projects/buildings to be occupied in the true sense and for issuance of the occupancy and completion certificates of all the projects shall also be detailed.

In the meanwhile, the NOIDA and GNOIDA shall immediately release water connections to the projects which are completed/partly completed wherein flats have been occupied as on date. Any compliance required in that regard can be *post facto*,

1 For short "NOIDA"

2 For short "GNOIDA"

after the objections raised by the authorities are placed in writing before this Court on the next hearing.

I.A. No. 77956/2025

Admittedly, the applicant got his name registered only in December, 2024, that is, long after the expiry of the time stipulated by the learned Court Receiver, which was accepted by this Court as long back as on 13.08.2021.

Therefore, the applicant would only be entitled to refund of the amount paid by him and not to allotment of a unit because he has chosen to come forward at this late stage.

The application is, accordingly, dismissed.

I.A. Nos. 204564/2024 and 204482/2024

NOIDA shall file its reply to these interlocutory applications by the next date of hearing with an advance copy to the learned counsel for the applicant(s).

I.A. No. 53718/2023

NBCC (India) Ltd. and the learned Court Receiver shall examine this interlocutory application and submit their respective responses by the next date of hearing.

Diary No. 26776/2024

Office report indicates that service is not complete, as the

learned counsel for the petitioner failed to file spare copies.

Last opportunity is given to the learned counsel for the petitioner to do the needful in that regard.

I.A. Nos. 100821/2021, 100822/2021 and 105017/2021

Mr. Shashi Bhushan, learned counsel, appearing for the applicant, M/s. Amcon Buildcon Pvt. Ltd., seeks permission to withdraw these applications.

Permission granted.

The applications are, accordingly, dismissed as withdrawn.

Re-list these matters on 11.12.2025 at 02.00 p.m. before this Bench after obtaining necessary orders from the Hon'ble The Chief Justice.

(BABITA PANDEY)
AR-CUM-PS

(PREETI SAXENA)
COURT MASTER (NSH)

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M/s. PBA Legal, AOR

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

There is no representation on behalf of the Delhi Police.

Mr. Ravindra Kumar, learned senior counsel, appearing for New Okhla Industrial Development Authority³ and Greater New Okhla Industrial Development Authority⁴, shall file a response to the Note dated 17.11.2025 filed by the learned Court Receiver and, more particularly, the table set out from pages 20 to 25 thereof, wherein it has been stated that 16 out of the 20 requirements projected by the authorities have already been complied with.

Further, comprehensive affidavits shall be filed by the NOIDA and GNOIDA indicating their objections on all counts. The requirements that need to be fulfilled for the completed projects/buildings to be occupied in the true sense and for issuance of the occupancy and completion certificates of all the projects shall also be detailed.

In the meanwhile, the NOIDA and GNOIDA shall immediately release water connections to the projects which are completed/partly completed wherein flats have been occupied as on date. Any compliance required in that regard can be *post facto*, after the objections raised by the authorities are placed in writing before this Court on the next hearing.

3 For short "NOIDA"

4 For short "GNOIDA"

I.A. No. 77956/2025

Admittedly, the applicant got his name registered only in December, 2024, that is, long after the expiry of the time stipulated by the learned Court Receiver, which was accepted by this Court as long back as on 13.08.2021.

Therefore, the applicant would only be entitled to refund of the amount paid by him and not to allotment of a unit because he has chosen to come forward at this late stage.

The application is, accordingly, dismissed.

I.A. Nos. 204564/2024 and 204482/2024

NOIDA shall file its reply to these interlocutory applications by the next date of hearing with an advance copy to the learned counsel for the applicant(s).

I.A. No. 53718/2023

NBCC (India) Ltd. and the learned Court Receiver shall examine this interlocutory application and submit their respective responses by the next date of hearing.

Diary No. 26776/2024

Office report indicates that service is not complete, as the learned counsel for the petitioner failed to file spare copies.

Last opportunity is given to the learned counsel for the petitioner to do the needful in that regard.

I.A. Nos. 100821/2021, 100822/2021 and 105017/2021

Mr. Shashi Bhushan, learned counsel, appearing for the applicant, M/s. Amcon Buildcon Pvt. Ltd., seeks permission to withdraw these applications.

Permission granted.

The applications are, accordingly, dismissed as withdrawn.

Re-list these matters on 11.12.2025 at 02.00 p.m. before this Bench after obtaining necessary orders from the Hon'ble The Chief Justice.

(BABITA PANDEY)
AR-CUM-PS

(PREETI SAXENA)
COURT MASTER (NSH)

ITEM NO.301

COURT NO.13

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)

WITH

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

IA No. 65984/2022 - CLARIFICATION/DIRECTION

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

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

Diary No(s). 11712/2023 (X)

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

Diary No(s). 26776/2024 (XIV)

Date : 17-11-2025 These matters were called on for hearing today.

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HON'BLE MR. JUSTICE SATISH CHANDRA SHARMA

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There is no representation on behalf of the Delhi Police.

Mr. Ravindra Kumar, learned senior counsel, appearing for New Okhla Industrial Development Authority⁵ and Greater New Okhla Industrial Development Authority⁶, shall file a response to the Note dated 17.11.2025 filed by the learned Court Receiver and, more particularly, the table set out from pages 20 to 25 thereof, wherein it has been stated that 16 out of the 20 requirements projected by the authorities have already been complied with.

Further, comprehensive affidavits shall be filed by the NOIDA and GNOIDA indicating their objections on all counts. The requirements that need to be fulfilled for the completed projects/buildings to be occupied in the true sense and for issuance of the occupancy and completion certificates of all the projects shall also be detailed.

In the meanwhile, the NOIDA and GNOIDA shall immediately release water connections to the projects which are completed/partly completed wherein flats have been occupied as on date. Any compliance required in that regard can be *post facto*, after the objections raised by the authorities are placed in writing before this Court on the next hearing.

I.A. No. 77956/2025

5 For short "NOIDA"

6 For short "GNOIDA"

Admittedly, the applicant got his name registered only in December, 2024, that is, long after the expiry of the time stipulated by the learned Court Receiver, which was accepted by this Court as long back as on 13.08.2021.

Therefore, the applicant would only be entitled to refund of the amount paid by him and not to allotment of a unit because he has chosen to come forward at this late stage.

The application is, accordingly, dismissed.

I.A. No. 141736/2019

Learned Court Receiver would inform this Court that after checking with the Forensic Auditors, he cleared the project on the Jaipur-Ajmer Expressway, titled "Amrapali Hi-Tech City - Jaipur", which is basically a venture of plotting of some land on the highway. This is to be undertaken by the plot buyers' association in respect of both phases of the project. I.A. is, accordingly, disposed of.

I.A. Nos. 204564/2024 and 204482/2024

NOIDA shall file its reply to these interlocutory applications by the next date of hearing with an advance copy to the learned counsel for the applicant(s).

I.A. No. 53718/2023

NBCC (India) Ltd. and the learned Court Receiver shall examine

this interlocutory application and submit their respective responses by the next date of hearing.

Diary No. 26776/2024

Office report indicates that service is not complete, as the learned counsel for the petitioner failed to file spare copies.

Last opportunity is given to the learned counsel for the petitioner to do the needful in that regard.

I.A. Nos. 100821/2021, 10082/2021 and 105017/2021

Mr. Shashi Bhushan, learned counsel, appearing for the applicant, M/s. Ameen Buildcon Pvt. Ltd., seeks permission to withdraw these applications.

Permission granted.

The applications are, accordingly, dismissed as withdrawn.

Re-list these matters on 11.12.2025 at 02.00 p.m. before this Bench after obtaining necessary orders from the Hon'ble The Chief Justice.

(BABITA PANDEY)
AR-CUM-PS

(PREETI SAXENA)
COURT MASTER (NSH)