**REVISED**

**ITEM NOS.18+38+40+45+48+49+50+57 COURT NO.5 SECTION XI**

**S U P R E M E C O U R T O F I N D I A**
**RECORD OF PROCEEDINGS**

**ITEM 18**
**SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 62173/2025**

**[Arising out of impugned final judgment and order dated 24-02-2025 in WRITC No. 6041/2024 09-10-2025 in CMRA No. 137/2025 passed by the High Court of Judicature at Allahabad]**

**ARENA SUPERSTRUCTURES PVT. LTD. & ANR. Petitioner(s)**

**VERSUS**

**STATE OF UTTAR PRADESH & ANR. Respondent(s)**
**IA No. 290685/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 295182/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**ITEM 38**

**SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 60355/2025**

**IA No. 278007/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 278008/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT**
**IA No. 278010/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 278011/2025 - PERMISSION TO FILE LENGTHY LIST OF DATES**

**WITH**
**Diary No(s). 59798/2025 (XI)**

**IA No. 288436/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 288437/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT**
**IA No. 288438/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 288441/2025 - PERMISSION TO FILE LENGTHY LIST OF DATES**

**ITEM 40**

**SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 61061/2025**

Signature Not Verified
Digitally signed by ASHA SUNDRIYAL
Date: 29.12.22 15:57:49 IST
Reason:

**[TO BE TAKEN UP ALONG WITH Diary No. 60355/2025]...**
**IA No. 285616/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 285618/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT**
**IA No. 285619/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 285617/2025 - PERMISSION TO FILE LENGTHY LIST OF DATES**

**WITH**
**Diary No(s). 60136/2025 (XI)**

**IA No. 284007/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 284005/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT**
**IA No. 284009/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 284015/2025 - PERMISSION TO FILE LENGTHY LIST OF DATES**

**ITEM 45**

**Petition(s) for Special Leave to Appeal (C) No(s). 2274/2023**

**[TO BE TAKEN UP ALONGWITH SLP(C) No. 6118/2025.]**
**IA No. 63307/2024 - APPLICATION FOR PERMISSION**
**IA No. 56402/2023 - EXEMPTION FROM FILING O.T.**
**IA No. 12621/2023 - EXEMPTION FROM FILING O.T.**
**IA No. 12629/2023 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**ITEM 48**

**Petition(s) for Special Leave to Appeal (C) No(s). 6234/2025**

**[ ONLY SLP(C) NO. 6234 AND 9298/2025 IS LISTED UNDER THIS ITEM ].....[ TO BE TAKEN UP ALONG WITH SLP(C) NO. 23448/2025 ]**
**IA No. 268311/2025 - INTERVENTION/IMPLEADMENT**
**WITH**
**SLP(C) No. 9298/2025 (XI)**
**FOR PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES ON IA 134876/2025**
**FOR EXEMPTION FROM FILING O.T. ON IA 134877/2025**

**ITEM 49**

**Petition(s) for Special Leave to Appeal (C) No(s). 6118/2025**
**IA No. 171870/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 233267/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 184182/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 181434/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 278519/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 175198/2025 - INTERVENTION APPLICATION**
**IA No. 171869/2025 - INTERVENTION APPLICATION**
**IA No. 57382/2025 - INTERVENTION APPLICATION**
**IA No. 181342/2025 - INTERVENTION APPLICATION**
**IA No. 278524/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**WITH**

**SLP(C) No. 6436/2025 (XI)**
**IA No. 235758/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 59877/2025 - DISPENSING WITH AUTHENTIC TRANSLATION**

**SLP(C) No. 15869/2025 (XI)**
**IA No. 252472/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 184095/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 278601/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 252473/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 251384/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**
**IA No. 184096/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**ITEM 50**

**Petition(s) for Special Leave to Appeal (C) No(s). 23448/2025**
**[ TO BE TAKEN UP ALONG WITH SLP(C) NO. 6234/2025 ]**
**IA No. 258096/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 278749/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 258081/2025 - INTERVENTION APPLICATION**
**IA No. 255490/2025 - INTERVENTION APPLICATION**
**IA No. 278748/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**ITEM 57**

**SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 63435/2025**
**IA No. 299755/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 299757/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT**
**IA No. 299758/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 299756/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**
**IA No. 299754/2025 - PERMISSION TO FILE PETITION (SLP/TP/WP/..)**

**Date : 24-11-2025 These matters were called on for hearing today.**

**CORAM :**
**HON'BLE MR. JUSTICE M.M. SUNDRESH**
**HON'BLE MR. JUSTICE SATISH CHANDRA SHARMA**

**For Petitioner(s) Mr. Gaurav Agarwal, Sr. Adv.**
**18 Mr. Prithu Garg, AOR**

**38 Mr. Debal Banerjee, Sr. Adv.**
**Mr. Manish Gupta, AOR**
**Mr. Prateek Gupta, Adv.**
**Mr. Sanjay Mangal, Adv.**
**Ms. Deepti Verma, Adv.**
**Ms. Shipra Bhardwaj, Adv.**
**Mr. Sowmya China, Adv.**

**Ms. Payal Singh, Adv.**
**Ms. Riya, Adv.**
**Mr. Ravi, Adv.**
**Mr. Vivek Chandrasekar, Adv.**
**Ms. Manawee Gupta, Adv.**
**Mr. Ankit Gupta, Adv.**
**Ms. Hitanshi Sharma, Adv.**

**40** **Mr. Manish Gupta, AOR**
**Mr. Prateek Gupta, Adv.**
**Mr. Sanjay Mangal, Adv.**
**Ms. Deepti Verma, Adv.**
**Ms. Shipra Bhardwaj, Adv.**
**Mr. Sowmya China, Adv.**
**Ms. Payal Singh, Adv.**
**Ms. Riya, Adv.**
**Mr. Vivek Chandrasekar, Adv.**
**Mr. Ankit Gupta, Adv.**
**Mr. Ravi, Adv.**

**45** **Mr. Tushar Mehta, Solicitor General**
**Mr. Sameer Jain, Adv.**
**Mr. Suvigya Awasthy, Adv.**
**Mr. Vivek Joshi, Adv.**
**Mr. Deepesh Raj, Adv.**
**Mr. Nishant Pandey, Adv.**
**Mr. Soayib Qureshi, AOR**

**48** **Mr. Neeraj Kishan Kaul, Sr. Adv.**
**Mr. Maninder Singh, Sr. Adv.**
**Mr. Apoorv Agarwal, AOR**
**Mr. Manav Goyal, Adv.**
**Mr. Abhishek Kumar Jaiswal, Adv.**
**Mr. Anirban Bhattacharya, Adv.**

**Mr. Maninder Singh, Sr. Adv.**
**Mr. Vaibhav Manu Srivastava, AOR**
**Mr. Manav Goyal, Adv.**
**Ms. Aparna Iyer, Adv.**
**Ms. Anoushka Kaushika, Adv.**

**49** **Dr. Abhishek Manu Singhvi, Sr. Adv.**
**Mr. Anupam Lal Das, Sr. Adv.**
**Mr. Gopal Sankaranarayanan, Sr. Adv.**
**Mr. Raj Kamal, AOR**
**Mr. Manish Gupta, Adv.**
**Mr. Arush Khanna, Adv.**
**Mr. Aseem Atwal, Adv.**
**Ms. Muskan Sidana, Adv.**
**Mr. Harneet Singh, Adv.**
**Mr. Manish Kumar Sharma, Adv.**

**Mr. Kunal Chatterji, AOR**

**Mr. Guru Krishnakumar, Sr. Adv.**
**Mr. P. B. Suresh, Sr. Adv.**
**Mr. Sugosh Subramanyam, Adv.**
**Mr. Kartik Pant, Adv.**
**Ms. Sanskruti Samal, Adv.**
**Mr. Parth Aggarwal, Adv.**
**Ms. Deeksha Gupta, Adv.**
**Mr. Shubhanshu Gupta, AOR**

**50** **Mr. Mukul Rohatgi, Sr. Adv.**
**Mr. Balbir Singh, Sr. Adv.**
**Mr. Hardeep Sachdeva, Adv.**
**Mr. Abhishek Awasthi, Adv.**
**Mr. Abhyudai Singh, Adv.**
**Mr. Raj Kamal, AOR**
**Ms. Swati Sharma, Adv.**
**Mr. Aseem Atwal, Adv.**
**Mr. Mukund Rawat, Adv.**
**Ms. Muskan Sidana, Adv.**
**Mr. Harneet Singh, Adv.**

**57** **Mr. Mukul Rohtagi, Sr. Adv.**
**Mr. Dhruv Mehta, Sr. Adv.**
**Mr. Vinit Trehan, Adv.**
**Mr. Yash Srivastava, Adv.**
**Mr. Narang Gagan Jasvinder Singh, AOR**
**Ms. Bhumi, Adv.**
**Ms. Urvi Syal, Adv.**

**For Respondent(s)**
**45** **Mr. Jayant Bhushan, Sr. Adv.**
**Mr. Ravi Shankar Nanda, Adv.**
**Ms. Madhurima Sarangi, Adv.**
**Mr. Nishant Verma, AOR**
**Mr. Varun Kumar, Adv.**
**Mr. Karni Singh Rajpurohit, Adv.**

**Mr. Ajay Kumar Mishra, Sr. Adv.**
**Mr. Shashank Shekhar Singh, AOR**
**Mr. Abhinav Singh, Adv.**

**48** **Mr. Abhinav Singh, Adv.**
**Mr. Shashank Shekhar Singh, AOR**

**Mr. Tushar Mehta, Solicitor General**
**Mr. Sameer Jain, Adv.**
**Mr. Suvigya Awasthy, Adv.**
**Mr. Vivek Joshi, Adv.**
**Mr. Deepesh Raj, Adv.**
**Mr. Nishant Pandey, Adv.**
**Mr. Kushagra Pandey, AOR**

**M/S. Parekh & Co., AOR**
**Ms. Sreeparna Basak, Adv.**
**Ms. Akshita Dogra, Adv.**

**Mr. Sikhil Suri, Sr. Adv.**
**Mr. Anurag Mishra, Adv.**
**Ms. Savita Singh, AOR**

**49** **Mr. Tushar Mehta, Solicitor General**
**Mr. Sameer Jain, Adv.**
**Mr. Suvigya Awasthy, Adv.**
**Mr. Vivek Joshi, Adv.**
**Mr. Deepesh Raj, Adv.**
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**Ms. Sreeparna Basak, Adv.**
**Ms. Akshita Dogra, Adv.**

**Ms. Puja Bhusari Soni, AOR**
**Mr. Nitiin Soni, Adv.**

**Mr. Himanshu Shekhar, AOR**
**Mr. M L Lahoty, Adv.**
**Mr. Anchit Sripat, Adv.**
**Mr. Arvind Kumar, Adv.**
**Ms. Siddhi Bohra, Adv.**

**Mr. Kushagra Pandey, AOR**
**Mr. Shashank Shekhar Singh, AOR**
**M/S. Parekh & Co., AOR**
**Miss Puja Bhusari Soni, AOR**
**Mr. Himanshu Shekhar, AOR**
**Mr. Tushar Garg , AOR**
**Mr. Shashwat Tripathi, AOR**
**Ms. Jyoti Mendiratta, AOR**

**Mr. Shashwat Tripathi, AOR**
**Ms. Ridhima Verma, Adv.**
**Ms. Madhu Ayachit, Adv.**

**Mr. Udit Mendiratta, Adv.**
**Ms. Jyoti Mendiratta, AOR**
**Mr. Shivkrit Rai, Adv.**
**Ms. Apeksha Singh, Adv.**
**Ms. Ananya Basudha, Adv**

**Mr. Tushar Mehta, Solicitor General**
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**Mr. M.L. Lahoty, Adv.**
**Mr. Himanshu Shekhar, AOR**
**Mr. Arvind Kumar, Adv.**
**Mr. Siddhi Bohra, Adv.**

**Mr. Paras Joshi, Adv.**
**Mr. Siddhant Sharma, AOR**

**UPON hearing the counsel the Court made the following**

**O R D E R**

**SLP (CIVIL) Diary No.62173/2025 [18]**

**Delay condoned.**

**Issue notice.**

**Learned counsel for the petitioner is permitted to serve the Standing counsel for the respondent.**

**List the matters on 21.01.2026.**

**SLP [C] No.6234/2025 [48]**
**SLP [C] No.9298/2025 [48.1]**
**SLP [C] No.6436/2025 [49.1]**
**SLP [C] No.23448/2025 [50]**

**In these matters, it is submitted by the learned Solicitor General that the proposals are yet to be received.**

**Accordingly, we direct the petitioners to give the proposals to the respondents within a period of two weeks from the date of receipt of a copy of this order.**

**Appropriate action will have to be taken within**

**a period of four weeks thereafter.**

**Insofar as SLP [C] No.23448/2025 is concerned, learned counsel submitted that the amount due has already been paid and, therefore, the possession has to be given and conditional occupancy certificates will have to be issued.**

**Appropriate decision in this regard will have to be taken by the NOIDA Authority within a period of four weeks from the date of receipt of a copy of this order.**

**List the aforesaid matters on 28.01.2026.**

**SLP [C] No.6118/2025 [49]**
**SLP [C] Diary No.60355/2025 [38]**
**SLP [C] Diary No.59798/2025 [38.1]**
**SLP [C] Diary No.61061/2025 [40]**
**SLP [C] Diary No.60136/2025 [40.1]**
**SLP [C] No.2274/2023 [45]**
**SLP [C] No.15869/2025 [49.2]**
**SLP [C] Diary No.63435/2025 [57]**

**Permission to file SLP is granted in SLP [C] Diary No.63435/2025.**

**Issue notice on the Special Leave Petitions as well as on the applications for condonation of delay.**

**Learned Solicitor General, based upon instructions given by the respondent-NOIDA, submitted that the respondent-Noida has passed the following resolution in SLP[C] No.6118/2025:**

> **“1. The ban imposed by Noida Authority vide its 201st Board Meeting dated 18.01.2021 be**

**lifted upon approval from the Board of Noida preferably within a period of 30 - 45 days from the date of the order passed by Hon'ble Supreme Court.**

**2. The Petitioner has proposed that it will pay 20% of the total outstanding amount with Noida within 2 months from the date of approval of revised Master Plan, with the remaining 80% to be paid in equal six half yearly instalments over a period of 3 years. This proposal shall be put up before the Noida's Board for consideration and subject to any SC-decision by the Noida's Board, the Revised Master Plan shall be approved. The Revised Master Plan shall clearly indicate the common facilities and public amenities to be developed by the Petitioner. Further, the sanction of any building plan will be done as per the decision taken by Noida's Board with regard to upfront payment by the Petitioner of the total outstanding and as per rules, regulations, by-laws and extant policies of Noida.**

**3. The money will be paid in a designated account of Noida Authority.**

**4. Revised Master plan for Plot SC-02 Sector 150, in accordance with Sports City Scheme and Brochure would be submitted to Noida Authority within 30 days of date of order of the Hon'ble Supreme Court along with the fee for revalidation and all other charges, per rules, regulations, by-laws and extant policies of Noida.**

**5. Revised / Sanction of Building plan, in accordance with Sports City Scheme and Brochure would be submitted to Noida Authority within 30 days of date of approval of the revised Master Plan by Noida's Board along with the fee for such approval/revalidation and all other charges, per rules, regulations, by-laws and extant policies of Noida.**

**6. The Revised Master plan shall only be placed before the Noida's Board for its consideration, if it is found to be in line with the original floated Sports City scheme and brochure. It shall be accompanied with the requisite fee and charges as envisaged under Noida's rules, regulations, by-laws and extant policies. If found to be compliant, the same will be approved by Noida's Board within a period of 45 days from the date of submission.**

**7. The Building Plan, if in line with the original floated Sports City scheme and brochure, would be placed before Noida's board for its consideration only after payment of 20% of the total outstanding dues by the Petitioner. The Building Plan shall be accompanied with all the necessary and requisite prior permissions, approvals and sanctions as specified under the Noida's Building Regulations as well as ancillary policies. If found accompanied with the requisite fee and charges along with compliance with Noida's rules, regulations, by-laws and extant policy, the same should be approved by**

**Noida's Board within a period of 20 days from the date of submission before Noida's board.**

**8. Petitioner undertakes to complete construction of all sports facilities provided in the approved Revised Master Plan in all respects within a period of 3 years from the date of such revised Master Plan approval. Petitioner also undertakes to complete constructions of all other parts of the Master plan viz. residential, commercial and other units within a period of 5 years from the date of Revised Master Plan approval.**

**9. Petitioner would get the benefit of time extension charges for the period of ban w.e.f. 18.01.2021 till the revalidation of the Revised Master Plan, while recalculating the total outstanding dues in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board.**

**10. Extension of time would be granted to the Petitioner subject to payment of time extension charges for the extended period after lifting of the ban imposed in light of Noida's 201st Board Meeting dated 18.01.2021 in terms of the lease deed, Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board.**

**11. While recalculation of total outstanding, the Petitioner would be granted zero period benefit, in light of the worldwide pandemic,**

**for the period of 01.03.2020 to 31.03.2022. Petitioner would also be given similar zero period benefit for the period of ban w.e.f. 18.01.2021 vide 201st Board Meeting, till the revalidation of the revised Master Plan. This benefit would have to be in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board. The Petitioner may be granted zero period benefit on account of Covid-19 from 25.03.2020 to 17.01.2021 by the Hon'ble Court as an extraordinary measure for resolution of this Project. This order shall not be treated as a precedent.**

**12. As a security to pending dues, Noida shall have first charge and lien over 20% units in each constructed tower as per sanctioned plan by Noida's Board until all constructions as per the revised Master Plan are complete and entire repayment of dues is done within 3 years. In case of any default in payment, Noida will be free to sell the units so liened to recover its dues.**

**13. Occupancy Certificate in relation to the project would be granted by Noida upon payment of 100% outstanding dues and completion of all the construction as per the revised Master Plan by the Petitioner. Further, till the issuance of Occupancy Certificate, Petitioner will not allow any buyer to occupy the premises.**

**14. The petitioner is permitted to collaborate/partner/co-develop the project by**

**way of joint venture agreement, joint development agreement etc. in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board.**

**15.This order shall not be treated as a precedent for any other project.**

**16.In case of default of any of the above conditions, Noida will be free to cancel the allotment and leases, repossess the land & structures and allot to another party after a public auction in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board."**

**In the meantime, there shall be an interim order on the aforesaid terms, in all the aforementioned Special Leave Petitions.**

**Insofar as SLP [C] No.2274/2023 is concerned, the learned senior counsel appearing for the petitioners submitted that the High Court has passed an order in favor of the respondents and there is no interim order pending. Therefore, we clarify that there is no impediment on further action.**

**Learned Solicitor General, on instructions, further submitted that the matter is pending consideration with the Board, and an appropriate decision will be taken within a period of four weeks**

**from the date of receipt of a copy of this order.**

**In SLP (Civil) Diary No.63435/2025, learned Senior counsel appearing for the petitioner submitted that an interim order could be passed on the similar footing as order dated 26.09.2025, passed by this Court in *Brick Rise Developers Pvt. Ltd. v. State of U.P. & Ors.* - [SLP [C] Diary No.38149/2025] and order dated 10.11.2025, passed by this Court, in SLP [C] No.15869/2025.**

**Accordingly, the following order is passed in SLP [Civil] Diary No.63435/2025:**

> **"(i) Conditional occupancy certificates shall be granted to the applicants within a period of six weeks for the towers for which application(s) are pending with the NOIDA;**
>
> **(ii) Such conditional occupancy certificates shall be subject to the final outcome of the present Special Leave Petitions and any directions to be passed by this Court;**
>
> **(iii) The petitioner shall be responsible for the development of any sports/recreational facilities, as per the sports city scheme and the sub-lease deed, for Plot No-SC-02/F, Sector-150, NOIDA;**
>
> **(iv) All consequent and necessary approvals shall be granted in accordance with the NOIDA's building regulations and byelaws. This shall**

**be followed by delivery of possession;**

**(v) We make it clear that the grant of the conditional occupancy certificates, in the instant Special Leave Petition, shall not be treated as a precedent *qua* other allottees in the sports city."**

**List the aforesaid matters on 15.01.2026.**

**What substantially remains now is the issue of direction for CBI investigation.**

**Considering the submissions made, we clarify that it is well open for the CBI to proceed with the investigation, wherever directed, without making any arrest. However, no final report shall be filed without the leave of this Court.**

**(ASHA SUNDRIYAL)**
**DEPUTY REGISTRAR**

**(NIKITA SINGH)**
**COURT MASTER (NSH)**

**ITEM NOS.18+38+40+45+48+49+50+57 COURT NO.5 SECTION XI**

**S U P R E M E C O U R T O F I N D I A**
**RECORD OF PROCEEDINGS**

**ITEM 18**
**SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 62173/2025**

**[Arising out of impugned final judgment and order dated 24-02-2025 in WRITC No. 6041/2024 09-10-2025 in CMRA No. 137/2025 passed by the High Court of Judicature at Allahabad]**

**ARENA SUPERSTRUCTURES PVT. LTD. & ANR. Petitioner(s)**

**VERSUS**

**STATE OF UTTAR PRADESH & ANR. Respondent(s)**
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**IA No. 278010/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 278011/2025 - PERMISSION TO FILE LENGTHY LIST OF DATES**

**WITH**
**Diary No(s). 59798/2025 (XI)**

**IA No. 288436/2025 - CONDONATION OF DELAY IN FILING**
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**ITEM 40**

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**[TO BE TAKEN UP ALONG WITH Diary No. 60355/2025]...**
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**WITH**
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**ITEM 45**

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**[TO BE TAKEN UP ALONGWITH SLP(C) No. 6118/2025.]**
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**ITEM 48**

**Petition(s) for Special Leave to Appeal (C) No(s). 6234/2025**

**[ ONLY SLP(C) NO. 6234 AND 9298/2025 IS LISTED UNDER THIS ITEM ].....[ TO BE TAKEN UP ALONG WITH SLP(C) NO. 23448/2025 ]**
**IA No. 268311/2025 - INTERVENTION/IMPLEADMENT**

**WITH**
**SLP(C) No. 9298/2025 (XI)**
**FOR PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES ON IA 134876/2025**
**FOR EXEMPTION FROM FILING O.T. ON IA 134877/2025**

**ITEM 49**

**Petition(s) for Special Leave to Appeal (C) No(s). 6118/2025**
**IA No. 171870/2025 - APPROPRIATE ORDERS/DIRECTIONS**
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**IA No. 184182/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 181434/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 278519/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 175198/2025 - INTERVENTION APPLICATION**
**IA No. 171869/2025 - INTERVENTION APPLICATION**
**IA No. 57382/2025 - INTERVENTION APPLICATION**
**IA No. 181342/2025 - INTERVENTION APPLICATION**
**IA No. 278524/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**WITH**

**SLP(C) No. 6436/2025 (XI)**
**IA No. 235758/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 59877/2025 - DISPENSING WITH AUTHENTIC TRANSLATION**

**SLP(C) No. 15869/2025 (XI)**
**IA No. 252472/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 184095/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 278601/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 252473/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 251384/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**
**IA No. 184096/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**ITEM 50**

**Petition(s) for Special Leave to Appeal (C) No(s). 23448/2025**
**[ TO BE TAKEN UP ALONG WITH SLP(C) NO. 6234/2025 ]**
**IA No. 258096/2025 - APPROPRIATE ORDERS/DIRECTIONS**
**IA No. 278749/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 258081/2025 - INTERVENTION APPLICATION**
**IA No. 255490/2025 - INTERVENTION APPLICATION**
**IA No. 278748/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**

**ITEM 57**

**SPECIAL LEAVE PETITION (CIVIL) Diary No(s). 63435/2025**
**IA No. 299755/2025 - CONDONATION OF DELAY IN FILING**
**IA No. 299757/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT**
**IA No. 299758/2025 - EXEMPTION FROM FILING O.T.**
**IA No. 299756/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES**
**IA No. 299754/2025 - PERMISSION TO FILE PETITION (SLP/TP/WP/..)**

**Date : 24-11-2025 These matters were called on for hearing today.**

**CORAM :**
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**HON'BLE MR. JUSTICE SATISH CHANDRA SHARMA**

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**38 Mr. Debal Banerjee, Sr. Adv.**
**Mr. Manish Gupta, AOR**
**Mr. Prateek Gupta, Adv.**
**Mr. Sanjay Mangal, Adv.**
**Ms. Deepti Verma, Adv.**
**Ms. Shipra Bhardwaj, Adv.**
**Mr. Sowmya China, Adv.**

**Ms. Payal Singh, Adv.**
**Ms. Riya, Adv.**
**Mr. Ravi, Adv.**
**Mr. Vivek Chandrasekar, Adv.**
**Ms. Manawee Gupta, Adv.**
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**Ms. Hitanshi Sharma, Adv.**

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**Mr. Sameer Jain, Adv.**
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**Mr. Deepesh Raj, Adv.**
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**Mr. Maninder Singh, Sr. Adv.**
**Mr. Apoorv Agarwal, AOR**
**Mr. Manav Goyal, Adv.**
**Mr. Abhishek Kumar Jaiswal, Adv.**
**Mr. Anirban Bhattacharya, Adv.**

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**Mr. Manav Goyal, Adv.**
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**49** **Dr. Abhishek Manu Singhvi, Sr. Adv.**
**Mr. Anupam Lal Das, Sr. Adv.**
**Mr. Gopal Sankaranarayanan, Sr. Adv.**
**Mr. Raj Kamal, AOR**
**Mr. Manish Gupta, Adv.**
**Mr. Arush Khanna, Adv.**
**Mr. Aseem Atwal, Adv.**
**Ms. Muskan Sidana, Adv.**
**Mr. Harneet Singh, Adv.**
**Mr. Manish Kumar Sharma, Adv.**

**Mr. Kunal Chatterji, AOR**

**Mr. Guru Krishnakumar, Sr. Adv.**
**Mr. P. B. Suresh, Sr. Adv.**
**Mr. Sugosh Subramanyam, Adv.**
**Mr. Kartik Pant, Adv.**
**Ms. Sanskruti Samal, Adv.**
**Mr. Parth Aggarwal, Adv.**
**Ms. Deeksha Gupta, Adv.**
**Mr. Shubhanshu Gupta, AOR**

**50** **Mr. Mukul Rohatgi, Sr. Adv.**
**Mr. Balbir Singh, Sr. Adv.**
**Mr. Hardeep Sachdeva, Adv.**
**Mr. Abhishek Awasthi, Adv.**
**Mr. Abhyudai Singh, Adv.**
**Mr. Raj Kamal, AOR**
**Ms. Swati Sharma, Adv.**
**Mr. Aseem Atwal, Adv.**
**Mr. Mukund Rawat, Adv.**
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**48** **Mr. Abhinav Singh, Adv.**
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**Mr. Deepesh Raj, Adv.**
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**Mr. Kushagra Pandey, AOR**

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**Mr. Sikhil Suri, Sr. Adv.**
**Mr. Anurag Mishra, Adv.**
**Ms. Savita Singh, AOR**

**49** **Mr. Tushar Mehta, Solicitor General**
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**Ms. Siddhi Bohra, Adv.**

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**Ms. Jyoti Mendiratta, AOR**

**Mr. Shashwat Tripathi, AOR**
**Ms. Ridhima Verma, Adv.**
**Ms. Madhu Ayachit, Adv.**

**Mr. Udit Mendiratta, Adv.**
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**Mr. Arvind Kumar, Adv.**
**Mr. Siddhi Bohra, Adv.**

**Mr. Paras Joshi, Adv.**
**Mr. Siddhant Sharma, AOR**

**UPON hearing the counsel the Court made the following**

**O R D E R**

**SLP (CIVIL) Diary No.62173/2025 [18]**

**Delay condoned.**

**Issue notice.**

**Learned counsel for the petitioner is permitted to serve the Standing counsel for the respondent.**

**List the matters on 21.01.2026.**

**SLP [C] No.6234/2025 [48]**
**SLP [C] No.9298/2025 [48.1]**
**SLP [C] No.6436/2025 [49.1]**
**SLP [C] No.23448/2025 [50]**

**In these matters, it is submitted by the learned Solicitor General that the proposals are yet to be received.**

**Accordingly, we direct the petitioners to give the proposals to the respondents within a period of two weeks from the date of receipt of a copy of this order.**

**Appropriate action will have to be taken within**

**a period of four weeks thereafter.**

**Insofar as SLP [C] No.23448/2025 is concerned, learned counsel submitted that the amount due has already been paid and, therefore, the possession has to be given and conditional occupancy certificates will have to be issued.**

**Appropriate decision in this regard will have to be taken by the NOIDA Authority within a period of four weeks from the date of receipt of a copy of this order.**

**List the aforesaid matters on 28.01.2026.**

**SLP [C] No.6118/2025 [49]**
**SLP [C] Diary No.60355/2025 [38]**
**SLP [C] Diary No.59798/2025 [38.1]**
**SLP [C] Diary No.61061/2025 [40]**
**SLP [C] Diary No.60136/2025 [40.1]**
**SLP [C] No.2274/2025 [45]**
**SLP [C] No.15869/2025 [49.2]**
**SLP [C] Diary No.63435/2025 [57]**

**Permission to file SLP is granted in SLP [C] Diary No.63435/2025.**

**Issue notice on the Special Leave Petitions as well as on the applications for condonation of delay.**

**Learned Solicitor General, based upon instructions given by the respondent-NOIDA, submitted that the respondent-Noida has passed the following resolution in SLP[C] No.6118/2025:**

> **“1. The ban imposed by Noida Authority vide its 201st Board Meeting dated 18.01.2021 be**

**lifted upon approval from the Board of Noida preferably within a period of 30 - 45 days from the date of the order passed by Hon'ble Supreme Court.**

**2. The Petitioner has proposed that it will pay 20% of the total outstanding amount with Noida within 2 months from the date of approval of revised Master Plan, with the remaining 80% to be paid in equal six half yearly instalments over a period of 3 years. This proposal shall be put up before the Noida's Board for consideration and subject to any SC-decision by the Noida's Board, the Revised Master Plan shall be approved. The Revised Master Plan shall clearly indicate the common facilities and public amenities to be developed by the Petitioner. Further, the sanction of any building plan will be done as per the decision taken by Noida's Board with regard to upfront payment by the Petitioner of the total outstanding and as per rules, regulations, by-laws and extant policies of Noida.**

**3. The money will be paid in a designated account of Noida Authority.**

**4. Revised Master plan for Plot SC-02 Sector 150, in accordance with Sports City Scheme and Brochure would be submitted to Noida Authority within 30 days of date of order of the Hon'ble Supreme Court along with the fee for revalidation and all other charges, per rules, regulations, by-laws and extant policies of Noida.**

**5. Revised / Sanction of Building plan, in accordance with Sports City Scheme and Brochure would be submitted to Noida Authority within 30 days of date of approval of the revised Master Plan by Noida's Board along with the fee for such approval/revalidation and all other charges, per rules, regulations, by-laws and extant policies of Noida.**

**6. The Revised Master plan shall only be placed before the Noida's Board for its consideration, if it is found to be in line with the original floated Sports City scheme and brochure. It shall be accompanied with the requisite fee and charges as envisaged under Noida's rules, regulations, by-laws and extant policies. If found to be compliant, the same will be approved by Noida's Board within a period of 45 days from the date of submission.**

**7. The Building Plan, if in line with the original floated Sports City scheme and brochure, would be placed before Noida's board for its consideration only after payment of 20% of the total outstanding dues by the Petitioner. The Building Plan shall be accompanied with all the necessary and requisite prior permissions, approvals and sanctions as specified under the Noida's Building Regulations as well as ancillary policies. If found accompanied with the requisite fee and charges along with compliance with Noida's rules, regulations, by-laws and extant policy, the same should be approved by**

**Noida's Board within a period of 20 days from the date of submission before Noida's board.**

**8. Petitioner undertakes to complete construction of all sports facilities provided in the approved Revised Master Plan in all respects within a period of 3 years from the date of such revised Master Plan approval. Petitioner also undertakes to complete constructions of all other parts of the Master plan viz. residential, commercial and other units within a period of 5 years from the date of Revised Master Plan approval.**

**9. Petitioner would get the benefit of time extension charges for the period of ban w.e.f. 18.01.2021 till the revalidation of the Revised Master Plan, while recalculating the total outstanding dues in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board.**

**10. Extension of time would be granted to the Petitioner subject to payment of time extension charges for the extended period after lifting of the ban imposed in light of Noida's 201st Board Meeting dated 18.01.2021 in terms of the lease deed, Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board.**

**11. While recalculation of total outstanding, the Petitioner would be granted zero period benefit, in light of the worldwide pandemic,**

**for the period of 01.03.2020 to 31.03.2022. Petitioner would also be given similar zero period benefit for the period of ban w.e.f. 18.01.2021 vide 201st Board Meeting, till the revalidation of the revised Master Plan. This benefit would have to be in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board. The Petitioner may be granted zero period benefit on account of Covid-19 from 25.03.2020 to 17.01.2021 by the Hon'ble Court as an extraordinary measure for resolution of this Project. This order shall not be treated as a precedent.**

**12. As a security to pending dues, Noida shall have first charge and lien over 20% units in each constructed tower as per sanctioned plan by Noida's Board until all constructions as per the revised Master Plan are complete and entire repayment of dues is done within 3 years. In case of any default in payment, Noida will be free to sell the units so liened to recover its dues.**

**13. Occupancy Certificate in relation to the project would be granted by Noida upon payment of 100% outstanding dues and completion of all the construction as per the revised Master Plan by the Petitioner. Further, till the issuance of Occupancy Certificate, Petitioner will not allow any buyer to occupy the premises.**

**14. The petitioner is permitted to collaborate/partner/co-develop the project by**

**way of joint venture agreement, joint development agreement etc. in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board.**

**15.This order shall not be treated as a precedent for any other project.**

**16.In case of default of any of the above conditions, Noida will be free to cancel the allotment and leases, repossess the land & structures and allot to another party after a public auction in terms of Noida's rules, regulations, by-laws and extant policy after having considered and approved by Noida's Board."**

**In the meantime, there shall be an interim order on the aforesaid terms, in all the aforementioned Special Leave Petitions.**

**Insofar as SLP [C] No.2274/2025 is concerned, the learned senior counsel appearing for the petitioners submitted that the High Court has passed an order in favor of the respondents and there is no interim order pending. Therefore, we clarify that there is no impediment on further action.**

**Learned Solicitor General, on instructions, further submitted that the matter is pending consideration with the Board, and an appropriate decision will be taken within a period of four weeks**

**from the date of receipt of a copy of this order.**

**In SLP (Civil) Diary No.63435/2025, learned Senior counsel appearing for the petitioner submitted that an interim order could be passed on the similar footing as order dated 26.09.2025, passed by this Court in *Brick Rise Developers Pvt. Ltd. v. State of U.P. & Ors.* - [SLP [C] Diary No.38149/2025] and order dated 10.11.2025, passed by this Court, in SLP [C] No.15869/2025.**

**Accordingly, the following order is passed in SLP [Civil] Diary No.63435/2025:**

> **“(i) Conditional occupancy certificates shall be granted to the applicants within a period of six weeks for the towers for which application(s) are pending with the NOIDA;**
>
> **(ii) Such conditional occupancy certificates shall be subject to the final outcome of the present Special Leave Petitions and any directions to be passed by this Court;**
>
> **(iii) The petitioner shall be responsible for the development of any sports/recreational facilities, as per the sports city scheme and the sub-lease deed, for Plot No-SC-02/F, Sector-150, NOIDA;**
>
> **(iv) All consequent and necessary approvals shall be granted in accordance with the NOIDA’s building regulations and byelaws. This shall**

**be followed by delivery of possession;**

**(v) We make it clear that the grant of the conditional occupancy certificates, in the instant Special Leave Petition, shall not be treated as a precedent *qua* other allottees in the sports city."**

**List the aforesaid matters on 15.01.2026.**

**What substantially remains now is the issue of direction for CBI investigation.**

**Considering the submissions made, we clarify that it is well open for the CBI to proceed with the investigation, wherever directed, without making any arrest. However, no final report shall be filed without the leave of this Court.**

**(ASHA SUNDRIYAL)**
**DEPUTY REGISTRAR**

**(NIKITA SINGH)**
**COURT MASTER (NSH)**