

ITEM NO.46

COURT NO.12

SECTION XVII-A

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.8049/2023

SWARNPREET KAUR & ANR.

Appellant(s)

VERSUS

DLF HOME DEVELOPERS LTD. & ORS.

Respondent(s)

[PART-HEARD BY HON'BLE AHSANUDDIN AMANULLAH AND HON'BLE R. MAHADEVAN, JJ.]

IA No. 236269/2023 - APPLICATION FOR PERMISSION  
IA No. 126482/2024 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES

WITH

C.A. No. 7395/2024 (XVII-A)

DLF HOME DEVELOPERS LTD.

Appellant(s)

VERSUS

Swarnpreet Kaur & Anr.

Respondent(s)

IA No. 144485/2024 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES  
IA No. 145591/2024 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES  
IA No. 144500/2024 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES  
IA No. 144479/2024 - STAY APPLICATION

C.A. No. 7984/2024 (XVII-A)

DLF HOME DEVELOPERS LTD.

Appellant(s)

VERSUS

ROHIT BHAYANA & ANR.

Respondent(s)

IA No. 147273/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED  
JUDGMENT  
IA No. 157354/2025 - PERMISSION TO FILE ADDITIONAL  
DOCUMENTS/FACTS/ANNEXURES

IA No. 152202/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES  
IA No. 152187/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES  
IA No. 151049/2024 - STAY APPLICATION

C.A. No. 7985/2024 (XVII-A)

DLF HOME DEVELOPERS LTD. Appellant(s)

VERSUS

MAYANK KUMAR & ANR. Respondent(s)

IA No. 148546/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT  
IA No. 152292/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES  
IA No. 152186/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES  
IA No. 151044/2024 - STAY APPLICATION

C.A. No. 448/2026 (XVII-A)

DLF HOME DEVELOPERS LTD. Appellant(s)

VERSUS

L.K. DHAMIJA Respondent(s)

IA No. 151070/2024 - STAY APPLICATION

C.A. No. 7989/2024 (XVII-A)

DLF HOME DEVELOPERS LTD. Appellant(s)

VERSUS

RANJANA BHATIA Respondent(s)

IA No. 147560/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT  
IA No. 152343/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES  
IA No. 152147/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES  
IA No. 151065/2024 - STAY APPLICATION

C.A. No. 449/2026 (XVII-A)

L.K. DHAMIJA

Appellant(s)

VERSUS

DLF HOME DEVELOPERS LTD.

Respondent(s)

C.A. No. 8409/2024 (XVII-A)

MAYANK KUMAR & ANR.

Appellant(s)

VERSUS

DLF HOME DEVELOPERS LTD.

Respondent(s)

C.A. No. 8408/2024 (XVII-A)

RANJANA BHATIA

Appellant(s)

VERSUS

DLF HOME DEVELOPERS LTD.

Respondent(s)

T.P.(C) No. 3044/2025 (XVI-A)

SWARNPREET KAUR & ANR.

Petitioner(s)

VERSUS

STATE OF HARYANA AND OTHERS

Respondent(s)

Date : 04-05-2026 These matters were called for hearing today.

CORAM :

HON'BLE MR. JUSTICE AHSANUDDIN AMANULLAH  
HON'BLE MR. JUSTICE R. MAHADEVAN

For Appellant(s) : Mr. Senthil Jagadeesan, Sr. Adv.  
Ms. Suriti Chowdhary, Adv.  
Ms. Abiha Zaidi, AoR  
Mr. Punit Manoj Agarwal, Adv.  
Ms. Arushi, Adv.  
Ms. Tanya Sharma, Adv.

M/S. Karanjawala & Co., AoR  
Mr. Pinaki Misra, Sr. Adv.

Mr. Huzefa Ahmadi, Sr. Adv.  
Ms. Ruby Singh Ahuja, Adv.  
Ms. Seema Sundd, Adv.  
Mr. Pravin Bahadur, Adv.  
Mr. Jappanpreet Hora, Adv.  
Ms. Megha Dugar, Adv.  
Mr. Rituraj Srivastava, Adv.  
Mr. Snehil Srivastava, Adv.  
Mr. Prabhat Ranjan, Adv.  
Mr. Ishank Jha, Adv.  
Mr. Vedant Singh Choudhary, Adv.  
Mr. Aditya Singh, Adv.

For Respondent(s) : Mr. Senthil Jagadeesan, Sr. Adv.  
Ms. Suriti Chowdhary, Adv.  
Ms. Abiha Zaidi, AoR  
Mr. Punit Manoj Agarwal, Adv.  
Ms. Arushi, Adv.  
Ms. Tanya Sharma, Adv.

M/S. Karanjawala & Co., AoR  
Mr. Ranjit Kumar, Sr. Adv.  
Mr. Siddharth Luthra, Sr. Adv.  
Ms. Ruby Singh Ahuja, Adv.  
Ms. Seema Sundd, Adv.  
Mr. Pravin Bahadur, Adv.  
Mr. Jappanpreet Hora, Adv.  
Ms. Megha Dugar, Adv.  
Mr. Rituraj Srivastava, Adv.  
Mr. Snehil Srivastava, Adv.  
Mr. Prabhat Ranjan, Adv.  
Mr. Ishank Jha, Adv.  
Mr. Vedant Singh Choudhary, Adv.  
Mr. Aditya Singh, Adv.

**Respondent-in-person**

Mr. Himanshu Satija, AoR

Mr. Rahul Khurana, AoR  
Mr. S.D. Sanjay, A.S.G.  
Mr. Lokesh Sinhal, Sr. A.A.G.  
Mr. Nikunj Gupta, Adv.  
Mr. Sarthak Arya, Adv.

Mr. Shekhar Raj Sharma, A.A.G.  
Mr. Akshay Amritanshu, AoR  
Ms. Nidhi Narwal, Adv.  
Ms. Srishti Jain, Adv.  
Mr. Sarthak Srivastava, Adv.  
Mr. Mayur Goyal, Adv.

Mr. Lokesh Sinhal, Sr. A.A.G.

Mr. Shekhar Raj Sharma, A.A.G.  
Mr. Samar Vijay Singh, AoR  
Ms. Nidhi Narwal, Adv.  
Ms. Srishti Jain, Adv.  
Ms. Sabarni Som, Adv.  
Mr. Aman Dev Sharma, Adv.  
Mr. Gaj Singh, Adv.  
Mr. Nikunj Gupta, Adv.  
Mr. Ayush Kumar Shukla, Adv.  
Ms. Veena Bansal, Adv.  
Mr. Yashwir Singh Hooda, Adv.

Mr. Rakesh Khanna, Sr. Adv.  
Mr. Rohan Khanna, Adv.  
Mr. Arvind Singh Yadav, Adv.  
M/s Sarc Legal, AoR

Mr. Vaibhav Gaggar, Sr. Adv.  
Mr. Vidun Mohan, Adv.  
Ms. Kokila Kumar, Adv.  
Mr. Akash Chatterjee, AOR

Ms. Suriti Chowdhary, AOR

For CBI : Mr. S.V. Raju, A.S.G.

#### O R D E R

Heard learned counsel for the parties.

2. On 30.04.2026, this Court had recorded the following order.

*" Heard learned counsel for the parties.  
2. Pursuant to our earlier order dated 25.02.2026, a status report has been submitted by the Central Bureau of Investigation (CBI) in a sealed cover. We have perused the same and the conclusion indicates that there have been misrepresentations by the developer to the Government Regulatory Authorities especially Department of Town & Country Planning to get various regulatory approvals; Acts of commission or omission on part of regulatory authorities which led to granting of regulatory approvals that led to development of a group housing project with 624 dwelling units,*

*without a legally secure access road; misrepresentations by the developer to the buyers to influence sales of the apartments in the group housing project "The Primus"; and deficiencies in the operationalization of the project.*

*3. Learned counsel for the respondents in Civil Appeal No.8049 of 2023 have submitted that they may be given a copy of the said status report filed by the CBI.*

*4. The Court is not taking a call on the same, for the present, as we have requested Mr. S.V. Raju, learned Additional Solicitor General (ASG) to take instructions from the Director, Central Bureau of Investigation, as to whether, according to him, the Court may not furnish copies of the status report to the respondents in the present case and reasons thereof.*

*5. Accordingly, as prayed for by Mr. S.V. Raju, learned ASG, the matters be listed on 04.05.2026 at 02:30 p.m.*

*6. Registry is directed to reseal the status report as received from the CBI and keep it on record."*

3. Today, Mr. S.V. Raju, learned Additional Solicitor General appearing for the CBI submits that the CBI has no reservation with regard to the Court sharing the Status Report filed on behalf of the Central Bureau of Investigation with the parties concerned.

4. Officers of the CBI were also present in the Court along with copies of the status report.

5. Upon going through the record and also cross-checking with the Officers present in the Court, we find that the names of specific persons who were interviewed and whose statements were taken by the CBI have not been disclosed in the Status Report. However, the Officers pointed out that

the Officials who were either the authors or signatories of various documents, which has been taken note of and referred to in the Status Report, have either been named or their identity is apparent from the material forming part of the Status Report.

6. In that view of the matter, we find that the status report can be shared with learned counsel for the parties. Accordingly, let a copy be given to each of the learned counsel for respondent no.1, respondents no.2,3,4,5,6,7,8,9,14,15,16 and 17, respondent no.10, respondent no.11, respondent no.12, respondent no.13 and respondent no.18. However, at the request of Mr. Rohit Bhayana, who is not physically present and is connected to the proceedings through video conference, learned counsel for the petitioner has graciously agreed to share the soft copy of the Status Report with him.

7. We make it clear that furnishing copy of the status report would not entitle any of the parties to file any rebuttal to the same.

8. At this stage, we further make it clear that any attempt to manipulate or tamper with the record, by respondent no.1 or any of the parties or any person(s) who may not even be party to the present proceedings, shall be viewed very seriously by this Court and appropriate order(s) would be passed to deal with the same.

9. Before passing any further directions, we would request the Director, CBI to depute a senior Officer to be

present in the Court on the next date of hearing.

10. List these matters on 11.05.2026 at the top of the Board.

(KRITIKA TIWARI)  
SENIOR PERSONAL ASSISTANT

(ANJALI PANWAR)  
ASSISTANT REGISTRAR