

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(s).814/2026

LOTUS 300 APARTMENT OWNER OWNERS ASSOCIATION

Appellant(s)

VERSUS

INDUSIND BANK LTD & ORS.

Respondent(s)

IA No. 301787/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT, IA No. 34242/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 19033/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 33960/2026 - PERMISSION TO PLACE ADDITIONAL FACTS AND GROUNDS, IA No.301786/2025 - STAY APPLICATION

WITH

SLP(C) No. 12784-12786/2024 (XI)

IA No. 101378/2025 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 195775/2024 - EXEMPTION FROM FILING O.T.

IA No. 24730/2026 - EXEMPTION FROM FILING O.T.

IA No. 164188/2024 - EXEMPTION FROM FILING O.T.

IA No. 136730/2024 - INTERVENTION APPLICATION

IA No. 101786/2025 - INTERVENTION APPLICATION

IA No. 24729/2026 - INTERVENTION APPLICATION

IA No. 164187/2024 - INTERVENTION/IMPLEADMENT

IA No. 165445/2025 - INTERVENTION/IMPLEADMENT

IA No. 192467/2024 - INTERVENTION/IMPLEADMENT

IA No. 166931/2025 - INTERVENTION/IMPLEADMENT

IA No. 166930/2025 - PERMISSION TO FILE APPLICATION FOR DIRECTION

IA No. 165446/2025 - PERMISSION TO FILE APPLICATION FOR DIRECTION

SLP(C) No. 25758/2024 (XI)

IA No. 168179/2025 - APPLICATION FOR EXEMPTION FROM FILING TYPED DOCUMENTS, IA No. 78371/2025 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 227305/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA

No.47604/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 29665/2025 -

APPROPRIATE ORDERS/DIRECTIONS, IA No. 29639/2025 - APPROPRIATE

ORDERS/DIRECTIONS, IA No. 276208/2024 - EXEMPTION FROM FILING O.T.,

IA No. 78373/2025 - EXEMPTION FROM FILING O.T., IA No. 168171/2025

- EXEMPTION FROM FILING O.T., IA No. 78386/2025 -

INTERVENTION/IMPLEADMENT, IA No. 234400/2025 -

INTERVENTION/IMPLEADMENT, IA No. 23594/2025 - PERMISSION TO FILE

ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 78372/2025 -

PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA

No.42033/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 24388/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

SLP(C) No. 17238-17239/2024 (XI)

IA No. 153053/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No.170423/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT, IA No. 170427/2024 - EXEMPTION FROM FILING O.T., IA No.153591/2026 - EXEMPTION FROM FILING O.T., IA No. 3467/2025 - EXEMPTION FROM FILING O.T.

SLP(C) No. 29934/2024 (XI)

IA No. 50096/2025 - ADDITION / DELETION / MODIFICATION PARTIES, IA No. 168203/2025 - APPLICATION FOR EXEMPTION FROM FILING TYPED DOCUMENTS, IA No. 168198/2025 - EXEMPTION FROM FILING O.T., IA No.66925/2025 - INTERVENTION/IMPLEADMENT, IA No. 44620/2025 - STAY APPLICATION, IA No. 24777/2025 - STAY APPLICATION

SLP(C) No. 2529-2533/2025 (XI)

IA No. 12465/2025 - EXEMPTION FROM FILING O.T., IA No. 12442/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

SLP(C) No. 1543-1546/2025 (XI)

IA No. 99926/2025 - EXEMPTION FROM FILING O.T., IA No. 6132/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

Diary No(s). 56762/2024 (XI)

IA No.289664/2024-CONDONATION OF DELAY IN FILING and IA No.289663/2024-PERMISSION TO FILE PETITION (SLP/TP/WP/..), IA No. 289664/2024 - CONDONATION OF DELAY IN FILING, IA No. 300741/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 289663/2024 - PERMISSION TO FILE PETITION (SLP/TP/WP/..)

W.P.(C) No. 94/2025 (X)

C.A. No. 815/2026 (XVII-B)

[IA No. 302971/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT, IA No. 19036/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES, IA No. 302975/2025 - STAY APPLICATION

Diary No(s). 74843/2025 (XI)

IA No. 27181/2026 - CONDONATION OF DELAY IN FILING

IA No. 27180/2026 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT

Date : 10-09-2026 These matters were called on for hearing today.

CORAM : HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE JOYMALYA BAGCHI
HON'BLE MRS. JUSTICE V. MOHANA

For Appellant(s) : Ms. Purti Gupta, AOR
Ms. Henna George, Adv.

Ms. Sunidhi Sah, Adv.
Ms. Khushi Sharma, Adv.
Ms. Pooja, Adv.

Mr. Ravindra Kumar, Sr. Adv.
Mr. Binay Kumar Das, AOR
Ms. Priyanka Das, Adv.
Ms. Neha Das, Adv.
Mr. Shivam Saxena, Adv.

Mr. Utkarsh Sharma, AOR

Mr. Abhishek Manu Singhvi, Sr. Adv.
Mr. Raktim Gogoi, Adv.
Ms. Muskan Sidana, Adv.
Mr. Somil Jain, Adv.
Mr. Dipesh Sinha, AOR

Mr. Anupam Lal Das, Sr. Adv.
Mr. Amit Sharma, Adv.
Mr. Manish Kumar Sharma, Adv.
Mr. Arush Khanna, Adv.
Mr. Harneet Singh, Adv.
Mr. Bhaskar Aditya, AOR

Mr. Sudeepta Kumar Pal, Adv.
Mr. Arnab Pal, Adv.
Mr. Sunil Kumar Sharma, AOR

Mr. Diwakar Maheshwari, Adv.
Ms. Pratiksha Mishra, AOR
Ms. Bhavika Deora, Adv.

Mr. Tushar Mehta, Solicitor General
Mr. Sameer Jain, Adv.
Mr. Sameer Jain, Adv.
Mr. Suvigya Awasthy, Adv.
Mr. Vivek Joshi, Adv.
Mr. Vivek Joshi, Adv.
Mr. Shubham Kashyap, Adv.
Mr. Soayib Qureshi, AOR
Mr. Shubham Kashyap, Adv.

Mr. D N Chaturvedi, Adv.
Mr. Pulkit Agarwal, AOR

For Respondent(s) : Mr. Diwakar Maheshwari, Adv.
Ms. Pratiksha Mishra, AOR
Ms. Bhavika Deora, Adv.

Mr. Saket Singh, Sr. Adv.
Ms. Sarvshree, AOR

Ms. Somyashree, Adv.
Ms. Prema Singh, Adv.

Mr. Shashank Shekhar Singh, AOR
Mr. Shantanu Singh, Adv.
Mr. Abhinav Singh, Adv.

Mr. Dipesh Sinha, AOR

Mr. Shaurya Sahay, AOR
Mr. Aman Jaiswal, Adv.
Ms. Sharvi Sharma, Adv.
Ms. Akanksha Pandey, Adv.

Mr. Tushar Mehta, Solicitor General
Mr. Sameer Jain, Adv.
Mr. Suvigya Awasthy, Adv.
Mr. Vivek Joshi, Adv.
Mr. Shubham Kashyap, Adv.
Mr. Soayib Qureshi, AOR

Dr. Ravindra Chingale, Adv.
Ms. Sumbul Ausaf, Adv.
Mr. Sanjay Kumar Mishra, Adv.
Mr. Shivam Kumar, Adv.
Mr. Ravindra Sadanand Chingale, AOR
Ms. Kalyani Lal, Adv.

Ms. Purti Gupta, AOR
Mr. Arvind Kumar, Adv.
Ms. Henna George, Adv.
Ms. Sunidhi Sah, Adv.
Ms. Khushi Sharma, Adv.
Ms. Pooja, Adv.

Mr. Binay Kumar Das, AOR
Ms. Henna George , AOR

Mr. Anupam Lal Das, Sr. Adv.
Mr. Rohit Kumar Singh, Sr. Adv.
Mr. Manish Kumar Sharma, Adv.
Mr. Arush Khanna, Adv.
Mr. Harneet Singh, Adv.
Ms. Nishi Singh, Adv.
Mr. Rohit Kumar Singh, AOR

Ms. Bhagwati, Adv.
Mr. Anurag Ojha, AOR

Ms. Pallavi Pratap, AOR

Mr. Suryaprakash V. Raju, A.S.G.

Mr. Zoheb Hussain, Adv.
Mr. Annam Venkatesh, Adv.
Mr. Arkaj Kumar, Adv.
Mr. Arvind Kumar Sharma, AOR
Mr. Dr. Arun Kumar Yadav, Adv.
Mr. Gaurav Badhwar, Adv.

Mr. Kailash Prashad Pandey, AOR
Mr. Girish Chand Tyagi, Adv.
Mr. Jagdish Chandra Verma, Adv.
Mr. Anurag Tyagi, Adv.
Mr. Hemant Singh, Adv.

Mr. Anubhav, AOR
Mr. Vijay Pal, Adv.
Mr. Yashwant Singh Yadav, Adv.
Mr. Arvind, Adv.
Mr. Rakesh Kumar, Adv.
Mr. Umang Tripathi, Adv.
Mr. Bhavishya Shakya, Adv.
Mr. Satya Prakash Sagar, Adv.
Mr. Sahil Goyal, Adv.
Mr. Sanjeev Kumar Goyal, Adv.

Mr. Kumar Mihir, AOR
Mr. Vivek Kumar, Adv.
Dr. Priyanka, Adv.
Ms. Sanskriti Mishra, Adv.

Ms. Manjula Gupta, AOR
Mr. Prem Sunder Jha, Adv.

Mr. Prem Sunder Jha, AOR

Mr. Shashwat Tripathi, AOR

Mr. Gopal Sankaranarayanan, Sr. Adv.
Mr. Kumar Mihir, AOR
Mr. Nimish Chandra, Adv.
Mr. Shakti Bhati, Adv.
Mr. Ratul Sharma, Adv.

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

1. In continuation of the order dated 18.05.2026, whereby the NOIDA Authorities and the Resolution Professional were directed to register the remainder of the homebuyers and issue necessary occupancy certificates after verification of documents, we are

informed that out of 330 homebuyers, 261 have been registered, occupancy certificates have been issued, and tripartite agreements have also been executed. As regards the remaining homebuyers, it is assured by the Resolution Professional as well as NOIDA Authorities that as and when the documents are placed before them, the necessary registration shall be made and occupancy certificates will be issued.

2. Let the needful be done within four weeks and compliance affidavit be filed.

3. It goes without saying that once the documents of a homebuyer have been verified, ownership has been registered, and the occupancy certificate issued, such homebuyers shall be at liberty to deal with their unit in accordance with law.

4. Post the matters on 20.11.2026.

IA No. 227305/2026 in SLP(C) No. 25758/2024

5. In this application, the petitioner No.1 seeks permission to travel out of the Country for a period of eight weeks. We have been informed that on an earlier occasion, the petitioner No.1 was permitted to travel abroad after certain conditions were imposed. As the need for the petitioner No.1 to travel abroad is not in dispute, we are inclined to allow this application on the following terms and conditions :-

- (i) The petitioner No. 1 shall file an undertaking before the District Magistrate, Gautam Buddha Nagar within one week from today indicating all his Flight details and his date of arrival in India. The copy of the undertaking shall be served upon the learned counsel appearing on behalf of the respondent-Noida Authority;

- (ii) If the aforesaid undertaking is not filed, the petitioner No. 1 shall not be allowed to go abroad;
- (iii) The petitioner No. 1 shall deposit the Original Title Deeds of House No. D-222, Sector-47, Noida-201301 in the name of the first petitioner, namely, Ashish Gupta, within a period of one week before the concerned trial Court.
- (iv) The petitioner No. 1 shall not open or close any bank account overseas;
- (v) The petitioner No. 1 shall not enter into any kind of property transactions abroad;
- (vi) The petitioner No. 1 shall also deposit the Passport of his father namely Mr. Jitender Gupta within one week from today before the District Magistrate, Gautam Buddha Nagar, which shall be returned to him after he comes back to India;
- (vii) The petitioner No. 1 shall not travel to any other country except China, Dubai, Thailand, United Kingdom, France & Germany as indicated in paragraph 13 of the aforementioned application;
- (viii) The petitioner No. 1 shall place his Passport before the concerned trial Court after coming back to the country on the date of arrival mentioned in the aforesaid undertaking to enable the trial Court to verify that he did not travel to any other country except China, Dubai, Thailand, United Kingdom, France & Germany;
- (ix) If the undertaking is not complied with, the petitioner shall face such consequences as may be deemed fit and appropriate.

6. Subject to compliance of the aforementioned conditions, the petitioner No. 1 shall be allowed to travel abroad for a period of eight weeks.

7. Accordingly, the interlocutory application stands allowed on the aforesaid terms.

(ARJUN BISHT)
ASTT. REGISTRAR-cum-PS

(PREETHI DILEEP KUMAR)
DY. REGISTRAR