ITEM NO.44 COURT NO.7 SECTION XVI

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

SPECIAL LEAVE PETITION (CIVIL) Diary No. 46595/2024

[Arising out of impugned final judgment and order dated 09-08-2024 in GA-COM Nos. 2/2024 and 3/2024 in APO No. 140/2023 and EC No. 91/2023 passed by the High Court at Calcutta]

SILIGURI JALPAIGURI DEVELOPMENT AUTHORITY Petitioner(s)

VERSUS

BENGAL UNITECH UNIVERSAL SILIGURI PROJECTS LIMITED & ORS. Respondent(s)

(IA No. 299119/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 33565/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 10359/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 278692/2025 – CLARIFICATION/DIRECTION, IA No. 304194/2026 – CLARIFICATION/ DIRECTION, IA No. 17225/2025 - CONDONATION OF DELAY IN REFILING / CURING THE DEFECTS, IA No. 10585/2026 - EX-PARTE STAY, IA No. 17222/2025 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT, IA No. 299120/2026 – INTERVENTION/IMPLEADMENT, IA No. 10581/2026 – INTERVENTION/IMPLEADMENT, IA No. 163571/2025 – INTERVENTION/IMPLEADMENT and IA No. 304171/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES)

Date : 28-11-2026 This matter was called on for hearing today.

CORAM :
HON'BLE MR. JUSTICE SANJAY KUMAR
HON'BLE MR. JUSTICE SANJEEV SACHDEVA

For Petitioner(s) :
Ms. Madhavi Divan, Sr. Adv.
Mr. Kunal Mimani- 2753, AOR
Ms. Shraddha Chirania, Adv.
Mr. Akshay Luthra, Adv.
Mr. Aviroop Mitra, Adv.

For Respondent(s) :
Mr. Siddharth Batra- 2619, AOR
Mr. Chinmay Dubey, Adv.
Ms. Shivani Chawla, Adv.
Mr. Akshit Lunial, Adv.
Mr. Mehul Gulati, Adv.
Mr. Bhavya Bachani, Adv.

Mr. Ashok Kumar Jain, Adv.

Signature Not Verified
Digitally signed by Deepak Gugnani
Date: 2026.11.28 16:55:55 IST
Reason:

Mr. Pankaj Jain, Adv.
Mrs. Meenakshi Jain, Adv.
Mr. Shashank Jain, Adv.
Mr. Bijoy Kumar Jain- 92, AOR

Mr. Aniket Sancheti, Adv.
Mr. Dhawesh Pahuja, AOR
Mr. Nitin Saluja- 2868, AOR

Mr. Gopal Sankaranarayanan, Sr. Adv.
Mr. Soumya Dutta- 2537, AOR
Mr. Kanishk Garg, Adv.
Ms. Akshaya Ganpath, Adv.

Mr. Neeraj Kishan Kaul, Sr. Adv.

Mr. Rohit Dutta, Adv.
Mr. Anas Tanwir, AOR
Ms. Ananya Banerjee, Adv.

UPON hearing the counsel, the Court made the following

O R D E R

I.A. No. 350372/2026

We are not inclined to accept the new terms suggested by M/s. MLA Infra Projects LLP, by way of its application in I.A. No. 350372/2026. The application is, accordingly, rejected.

As M/s. MLA Infra Projects LLP failed to abide by the condition imposed by this Court on 26.10.2026, as set out in paragraph 5 of the said order, it is not open to it to seek reopening of the auction process in relation to the land in Part-A. The bid of M/s. Authum Investment & Infrastructure Limited, the successful bidder, may be processed in accordance with the norms. In effect, the auction in the context of 46.48 acres of land comprised in Part-A shall also stand confirmed.

I.A. No. 367303/2026

Learned counsel appearing for respondent No. 1 states that, in view of the offer made by Siliguri Jalpaiguri Development Authority (SJDA), in Memo No. 1282/I/Eng/Plg/404/2003(Pt-V)/SJDA dated 25.11.2026, that SJDA is ready to release the amount of ₹64.30 crores towards part of its claim, respondent No. 1 would be ready and willing for a joint meeting to discuss the issues that still remain to be addressed.

Learned senior counsel appearing for the SJDA states that the amount would be released within one week from today.

The bank account details of respondent No. 1 shall be furnished by the learned counsel for the said respondent, to enable the SJDA to transfer the amount online.

The amount of ₹20 crores paid by M/s. MLA Infra Projects LLP, towards the Earnest Money Deposit, shall be refunded to it.

List the application for further consideration on 29.01.2027. In the meanwhile, the joint meeting or meetings shall be conducted.

(DEEPAK GUGLANI)
DEPUTY REGISTRAR

(PREETI SAXENA)
COURT MASTER (NSH)