

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGSCIVIL APPEAL NO.6923/2021

RG LUXURY HOMEBUYERS ASSOCIATION (REGD.) & ANR.

Appellant(s)

VERSUS

RAJESH GOYAL & ORS.

Respondent(s)

IA No. 222137/2023 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 92541/2023 - APPROPRIATE ORDERS/DIRECTIONS

IA No. 130998/2026 - CLARIFICATION/DIRECTION

IA No. 112647/2021 - EXEMPTION FROM FILING C/C OF THE IMPUGNED
JUDGMENT

IA No. 32086/2025 - EXEMPTION FROM FILING O.T.

IA No. 188438/2024 - EXEMPTION FROM FILING O.T.

IA No. 222123/2023 - INTERVENTION APPLICATION

IA No. 33437/2022 - INTERVENTION/IMPLEADMENT

IA No. 18603/2022 - INTERVENTION/IMPLEADMENT

IA No. 164916/2023 - INTERVENTION/IMPLEADMENT

IA No. 1607/2022 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

IA No. 112645/2021 - STAY APPLICATION

WITH

CONMT.PET.(C) No. 80/2026 in C.A. No. 6923/2021 (XVII-B)
FOR ADMISSION

Diary No(s). 48524/2025 (XVII-B)

IA No. 45214/2026 - APPLICATION FOR PERMISSION

IA No. 40156/2026 - CONDONATION OF DELAY IN REFILING / CURING THE
DEFECTS

T.C.(C) No. 149/2026 (XVI-A)

FOR ADMISSION

Date : 12-08-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE MANOJ MISRA

HON'BLE MR. JUSTICE VIJAY BISHNOI

For Appellant(s) : Dr. Manish Aggarwal, Adv.
Mr. Vishal Arun Mishra, AOR
Mr. Amit Ambawat, Adv.
Ms. Archana Chaudhary, Adv.
Ms. Rupali Panwar, Adv.

Ms. Namrata Sharma, Adv.
Ms. Shilpa Kumari, Adv.
Mr. Udit Jain, Adv.

By Courts Motion, AOR

Mr. Himanshu Shekhar, AOR
Mr. M L Lahoty, Adv.
Mr. Anchit Sripat, Adv.
Mr. Arvind Kumar, Adv.
Ms. Siddhi Bohra, Adv.
Mr. Asit Gupta, Adv.
Mr. Deepak Aggarwal, Adv.
Mr. Mahipal Gautam, Adv.
Ms. Monica Gopchand Haseja, Adv.
Mr. Chandan Singh, Adv.

Mr. Rajesh Kumar Chaurasia, AOR
Mr. Shailendra Kumar Nirmal, Adv.
Mr. Sujeet Kumar, Adv.
Mr. Surya Pratap, Adv.
Mr. Onkar Prasad, Adv.
Mrs. Soni, Adv.

For Respondent(s) : Mr. Paramjit Singh Patwalia, Sr. Adv.
Mr. Saurabh Jain, Adv.
Mr. Prayag Jain, Adv.
Mr. Rohit K. Singh, AOR

Mr. Sidharth Dave, Sr. Adv.
Mr. Abhindra Maheswari, Adv.
Mr. Kumar Mihir, AOR
Ms. Advika Devanshi, Adv.

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

Mr. Rudreshwar Singh, Sr. Adv.
Mr. Kaushik Poddar, AOR
Ms. Divya Singh, Adv.
Mr. Kumar Ranjan, Adv.
Ms. Tanishka, Adv.

Mr. Chandra Prakash, AOR
Mr. Vishal Arun Mishra, AOR
Ms. Shriya Maini, AOR

Mr. Mks Menon, Adv.

Ms. Usha Nandini V., AOR
Mr. John Thomas Arakal, Adv.
Ms. Nandana Harikrishnan, Adv.

Mr. Chand Qureshi, AOR
Mr. Vijay Kumar, Adv.
Mr. Smritika Kesri, Adv.
Mr. Sundeep Pandhi, Adv.
Mr. Shah Alam, Adv.
Mr. Mohd Shahzad Ansari, Adv.
Mr. Md.Imran Siddiqui, Adv.
Mr. M.S.Husain, Adv.
Mr. Vedant Singh, AOR
Mr. Rajesh Kumar Chaurasia, AOR

Mr. S. Gowthaman, AOR
Mr. Akash Verma, Adv.
Mr. Nilesh Ukey, Adv.
Ms. Shivpa Taneja, Adv.
Mr. C. Chinnappa, Adv.

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

CIVIL APPEAL NO.6923/2021

1. An additional affidavit has been filed on behalf of the home buyers in which it is stated that despite direction of this Court dated 19.09.2025 to handover units within 60 days, the first respondent has failed to handover physical possession of flats to numerous buyers despite having received the entire payment a year ago. List of those home buyers has been annexed as Annexure 'A' to the affidavit. It has also been alleged that the first respondent is guilty of diverting funds and resources to launch a new project of which details are provided in paragraph 3. In paragraph 4, it is stated that the podium of the project is not yet complete and there is absolutely no connectivity to

Tower 'H'. In paragraph 5, it is stated that lifts are not maintained and in Towers 'G' and 'H' only two lifts are operational. Besides, even though two generator sets are provided only one is functioning. In paragraph 6, it is stated that the first respondent had collected Rs.2.5 crores towards Club House Amenities but those amenities are yet to be provided, and they remain non-functional till date. In paragraph 7 of the affidavit, it is stated that since there has been default on the part of the first respondent in completing the project and handing over possession in terms of the allotment, the buyers are entitled to delay compensation.

2. In view of the aforesaid allegations made in the affidavit filed on behalf of home buyers, we deem it appropriate to require the first respondent to file a comprehensive affidavit disclosing: (a) Whether the possession of completed units of which payments have been received has been provided to the home buyers mentioned in the list (Annexure A to the affidavit); if not, why delay compensation be not levied upon the first respondent and awarded to those home buyers who had made full payment and had completed the necessary formalities on their part. (b) Whether the podium, as promised at the time of launching the project, has been completed or not; if not, why it was not completed.

3. List the matter on 02.09.2026 along with all connected

matters including contempt petitions. By the next date, affidavit shall be filed dealing with the above aspects.

4. By the next date, Greater NOIDA may also file an affidavit disclosing the amounts and the heads under which it has raised demand(s) on the project proponent.

Diary No.48524/2025

5. Permission to file Contempt Petition is granted.
6. Delay condoned.
7. The learned counsel for the petitioner is permitted to take steps to file spare copies within 72 hours. Subject to filing of spare copies, issue notice, returnable on 02.09.2026.
8. Personal appearance of the alleged contemnor(s) is not required at this stage, provided they are represented by their counsel(s).

(KAVITA PAHUJA)
ASTT. REGISTRAR-cum-PS

(SAPNA BANSAL)
COURT MASTER (NSH)

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

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