

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGSWrit Petition(s) (Civil) No(s). 640/2026

RITA TIKKU & ANR.

Petitioner(s)

VERSUS

STATE OF HARYANA THROUGH ITS CHIEF SECRETARY & ORS.

Respondent(s)

WITH

W.P. (C) No. 636/2026 (X)

WITH

ITEM NO.57

Writ Petition(s) (Civil) No(s). 899/2026

ITEM NO. 64

Writ Petition(s) (Civil) No(s). 905/2026

Date : 27-07-2026 These petitions were called on for hearing today.

CORAM : HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE JOYMALYA BAGCHI
HON'BLE MRS. JUSTICE V. MOHANAFor Petitioner(s) : Ms. Priya Hingorani, Sr. Adv.
Mr. Chandra Bhushan Prasad, AOR
Mr. Sanjay Narayan, Adv.
Ms. Shweta Hingorani, Adv.
Mr. Sudesh R. Desai, Adv.
Ms. Aditi, Adv.in Item No.57 Mr. Rahul Kaushik, Sr. Adv.
Mr. Aditya Parolia, Adv.
Mr. Vivek Kumar, Adv.
Mr. Akshay Srivastava, AOR
Mr. Tanishq Sirohi, Adv.
Mr. Suryansh Vashisth, Adv.
Ms. Avani Sharma, Adv.
Ms. Divya Sharma, Adv.in Item No.64 Mr. Naresh Kaushik, Sr. Adv.
Mr. Vardhman Kaushik, AOR
Mr. Dhruv Joshi, Adv.
Mr. Anand Singh, Adv.
Ms. Kavya Shukla, Adv.
Mrs. Elaisha Asher, Adv.

Mrs. P S Vijaydharni, Adv.
Mr. Arindam Sarin, Adv.

For Respondent(s) : Mr. Lokesh Sinhal, Sr. A.A.G.
Mr. Samar Vijay Singh, AOR
Ms. Sabarni Som, Adv.
Mr. Nikunj Gupta, Adv.
Mr. Aman Dev Sharma, Adv.
Mr. Gaj Singh, Adv.

Mr. Navin Pahwa, Sr. Adv.
Mr. Narender Hooda, Sr. Adv.
Mr. Rajesh P., AOR
Mr. Manoranjan Sharma, Adv.
Mr. Rajat Joneja, Adv.
Mr. Arpit Dwivedi, Adv.
Mr. Manmeet Singh Nagpal, Adv.

Mr. Vaibhav Gaggar, Sr. Adv.
Mr. Sumit Sinha, AOR
Ms. Anjali Rajput, Adv.
Ms. Udit Singh, Adv.

Dr. Hemant Gupta, Adv.
Mr. Dhruv Lamba, Adv.
Mr. Rahul Khurana, AOR
Mr. Rony John, Adv.
Ms. Payal Gupta, Adv.
Ms. Nitikaa Guptha, Adv.
Mr. Akash Agarwal, Adv.
Mr. Nitikaa Guptha, Adv.
Ms. Niharika Dhawan, Adv.
Ms. Bhavya Singla, Adv.

Mr. Siddharth Banthia, Adv.
Mr. Rajan Narain, AOR

UPON hearing the counsel the Court made the following

O R D E R

W.P. (Civil) No.640/2026

1. Respondent No.2 (Parsvnath Hessa Developers Pvt. Ltd.) have filed an affidavit in purported compliance of the previous order. An undertaking has been given to handover residential Flat No.B5-903, Tower B-5 in Parsvnath Exotica, Sector-53, Gurugram, along

with two covered car parking spaces, to the petitioners on or before 31.10.2026. It has been further undertaken that the apartment shall be duly finished as per the Flat Buyer Agreement dated 27.03.2007. The compliance affidavit further states that, in deference to this Court's order dated 20.07.2026, respondent No.2 has deposited the entire delay penalty/compensation amount of Rs.2,90,17,773 along with interest @ 12% p.a. with the Registry of this Court, calculated up to 31.10.2026. The amount has been deposited through three demand drafts dated 24.07.2026 drawn on Canara Bank.

2. Another compliance affidavit has been filed in respect of Flat No.B5-902, Tower B-5 in Parsvnath Exotica, Sector-53, Gurugram.

3. The Registry is directed to handover the demand drafts deposited by respondent No.2 to the petitioners, namely, Rita Tikku and Anil Kumar Sharma, respectively. Respondent No.2 is directed to complete the finishing work in respect of both the apartments as per the latest designs and facilities by 31.10.2026. The work shall be inspected by a Court Commissioner before handing over the possession.

4. We direct respondent Nos.2 and 3, their associated, allied, and/or subsidiary companies, and their directors and officers to furnish a list of all the cases filed against them and pending before different forums including the Supreme Court, High Court, Consumer Forum, RERA, Civil Courts or any other quasi-judicial forum. This information is required to have an estimated idea about the home buyers, who are languishing before one or the other forum against respondent Nos.2 and 3 or their associated companies. The

details will also include the nature of litigation pending before different forums.

5. The Deputy Commissioner of Police, Panchkula; Superintendent of Police, Rohtak; Collector, Karnal; Collector, Rohtak; Director General of Police, Haryana; and Chief Secretary, Haryana have filed their respective compliance affidavits, which are taken on record. The contents thereof shall be dealt with at an appropriate stage.

6. Mr. Vaibhav Gaggar, learned senior counsel, has entered appearance on behalf of the Resolution Professional and states that respondent No.3 is under CIRP. He is permitted to furnish the details of all the projects which are subject matter of pending proceedings before the NCLT, along with a list of the affected homebuyers in those cases.

7. The Resolution Professional shall also furnish details of the lenders and financial institutions, as well as other creditors, who have submitted their claims in the stated pending proceedings.

8. List on 17.08.2026.

Writ Petition(s) (Civil) No(s). 899/2026 and Writ Petition(s) (Civil) No(s). 905/2026

9. Issue notice, returnable on 17.08.2026.

10. Respondent No.2 - Developer is directed to verify the facts pleaded in this petition. If it is found that the petitioners are similarly placed as the Petitioners in the connected petitions, let the amount of delay penalty/compensation be also paid to them, along with additional interest @ 12% p.a.

11. The petitioners shall furnish an undertaking to the Registry

of this Court that in the event of any order re: refund of this amount is passed, they will abide by such order.

(NITIN TALREJA)
ASTT. REGISTRAR-cum-PS

(PREETHI DILEEP KUMAR)
DY. REGISTRAR