

ITEM NO.24

COURT NO.6

SECTION X

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

Writ Petition(s)(Criminal) No(s).221/2026

BABY RITIKA & ORS.

Petitioner(s)

VERSUS

UNION OF INDIA & ORS.

Respondent(s)

FOR ADMISSION

IA No. 170227/2026 - EXEMPTION FROM FILING O.T.

Date : 16-07-2026 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.B. PARDIWALA
HON'BLE MR. JUSTICE K. VINOD CHANDRAN

For Petitioner(s) :Mr. Rohit Kumar Singh, AOR
Mr. Puneet Kumar, Adv.
Mr. Silki Trehan, Adv.

For Respondent(s) :

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

1. The petitioners claiming to be home-buyers have invoked the writ jurisdiction of this Court under Article 32 of the Constitution and have prayed for the following reliefs:-

“(a) Issue an appropriate writ, order or direction, including in the nature of mandamus, directing the Respondent authorities, particularly the Central Bureau of Investigation, Directorate of Enforcement and Economic Offences Unit, to conduct a fair, impartial, comprehensive and court-monitored investigation into the large-scale real estate fraud perpetrated by M/s Agrani Homes Private Limited and its group entities, including all its directors, shareholders, associated persons,

beneficiaries and connected corporate entities, so as to unearth the entire conspiracy and the full chain of transactions;

(b) Issue an appropriate writ, order or direction directing the Respondents to identify, trace, disclose and place on record all movable and immovable assets, bank accounts, financial instruments and properties acquired, directly or indirectly, out of the monies collected from home buyers, including assets held in the names of relatives, associates, shell entities, benamidars or proxy holders;

(c) Issue an appropriate writ, order or direction directing attachment, freezing and protection of all such assets and properties constituting "proceeds of crime", in accordance with law, including under the provisions of the Prevention of Money Laundering Act, 2002 and other applicable statutes, so as to prevent alienation, dissipation or encumbrance thereof during the pendency of proceedings;

(d) Issue an appropriate writ, order or direction directing the Respondents to take immediate steps for recovery and restitution of monies unlawfully collected and siphoned off from the Petitioners and other similarly situated home buyers, including by creation of a transparent and supervised mechanism for distribution of recovered amounts under the aegis of this Hon'ble Court;

(e) Issue an appropriate writ, order or direction directing the Respondents to ensure strict enforcement and execution of orders passed by statutory authorities, including the Real Estate Regulatory Authority (RERA) and the Real Estate Appellate Tribunal (REAT), so that the reliefs granted therein are not rendered illusory or ineffective;

(f) Issue an appropriate writ, order or direction directing the Respondents to expand the scope of investigation to include all directors, officers, family members, associated entities and beneficiaries of the Agrani Homes Group, and to take appropriate coercive

measures, including custodial interrogation wherever necessary, in accordance with law;

(g) Issue an appropriate writ, order or direction directing the Respondents to secure the presence and cooperation of the accused persons, including by directing surrender of passports, imposition of travel restrictions, and such other measures as may be deemed fit to ensure effective investigation and prevent evasion of the process of law;

(h) Issue an appropriate writ, order or direction appointing or constituting a Court-monitored Special Investigation Team (SIT) or any other appropriate mechanism under the supervision of this Hon'ble Court to ensure coordinated, time-bound and effective investigation into all aspects of the fraud;

(i) Issue an appropriate writ, order or direction directing the Respondents to submit periodic status reports before this Hon'ble Court with respect to the progress of investigation, identification of assets, attachment proceedings and steps taken for restitution to the victims;

(j) Issue an appropriate writ, order or direction declaring that the failure of the Respondents to conduct a fair and comprehensive investigation and to secure restitution of monies amounts to violation of the Petitioners' fundamental rights under Articles 14, 21 and 300A of the Constitution of India;

(k) Pass such further or other writ, order or direction as this Hon'ble Court may deem fit and proper in the interest of justice, equity, and fair play, including but not limited to the award of costs of the present proceedings in favour of the Petitioner."

2. Having heard the learned counsel appearing for the petitioners and having looked into the reliefs prayed for, we are of the view that the very same reliefs could have been prayed for by the

petitioners by preferring a writ petition before the territorial High Court under Article 226 of the Constitution.

3. We permit the petitioners to withdraw this petition, with liberty to file writ petition before the territorial High Court seeking for the very same reliefs.

4. If any such writ petition is preferred, the High Court shall look into the reliefs prayed for on its own merits, in accordance with law.

5. With the aforesaid, this petition stands disposed of.

6. Pending application(s), if any, shall also stand disposed of.

(HARPREET KAUR)
COURT MASTER (SH)

(POOJA SHARMA)
COURT MASTER (NSH)