

ITEM NO.61

COURT NO.13

SECTION XVII-A

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. 8049/2023

SWARNPREET KAUR & ANR.

APPELLANT(S)

VERSUS

DLF HOME DEVELOPERS LTD. & ORS.

RESPONDENT(S)

[PART-HEARD BY HON'BLE AHSANUDDIN AMANULLAH AND HON'BLE R. MAHADEVAN, JJ.]

IA No. 236269/2023 - APPLICATION FOR PERMISSION
IA No. 126482/2024 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES

WITH

C.A. No. 7395/2024 (XVII-A)

DLF HOME DEVELOPERS LTD.

APPELLANT(S)

VERSUS

SWARNPREET KAUR & ANR.

RESPONDENT(S)

IA No. 144500/2024 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 144485/2024 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 145591/2024 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 144479/2024 - STAY APPLICATION

C.A. No. 7984/2024 (XVII-A)

DLF HOME DEVELOPERS LTD.

APPELLANT(S)

VERSUS

ROHIT BHAYANA & ANR.

RESPONDENT(S)

IA No. 147273/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED
JUDGMENT

IA No. 152187/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES
IA No. 157354/2025 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES
IA No. 152202/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES
IA No. 151049/2024 - STAY APPLICATION

C.A. No. 7985/2024 (XVII-A)

DLF HOME DEVELOPERS LTD.

APPELLANT(S)

VERSUS

MAYANK KUMAR & ANR.

RESPONDENT(S)

IA No. 148546/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT
IA No. 152186/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES
IA No. 152292/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES
IA No. 151044/2024 - STAY APPLICATION

C.A. No. 448/2026 (XVII-A)

DLF HOME DEVELOPERS LTD.

APPELLANT(S)

VERSUS

L.K. DHAMIJA

RESPONDENT(S)

IA No. 151070/2024 - STAY APPLICATION

C.A. No. 7989/2024 (XVII-A)

DLF HOME DEVELOPERS LTD.

APPELLANT(S)

VERSUS

RANJANA BHATIA

RESPONDENT(S)

IA No. 147560/2024 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT
IA No. 152343/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

IA No. 152147/2024 - PERMISSION TO FILE ADDITIONAL
DOCUMENTS/FACTS/ANNEXURES
IA No. 151065/2024 - STAY APPLICATION

C.A. No. 449/2026 (XVII-A)

L.K. DHAMIJA

APPELLANT(S)

VERSUS

DLF HOME DEVELOPERS LTD.

RESPONDENT(S)

C.A. No. 8409/2024 (XVII-A)

MAYANK KUMAR & ANR.

APPELLANT(S)

VERSUS

DLF HOME DEVELOPERS LTD.

RESPONDENT(S)

C.A. No. 8408/2024 (XVII-A)

RANJANA BHATIA

APPELLANT(S)

VERSUS

DLF HOME DEVELOPERS LTD.

RESPONDENT(S)

T.P.(C) No. 3044/2025 (XVI-A)

SWARNPREET KAUR & ANR.

PETITIONER(S)

VERSUS

STATE OF HARYANA AND OTHERS

RESPONDENT(S)

Date : 11-05-2026 These matters were called for hearing today.

CORAM :

HON'BLE MR. JUSTICE AHSANUDDIN AMANULLAH
HON'BLE MR. JUSTICE R. MAHADEVAN

For Appellant(s) :

Mr. Senthil Jagadeesan, Sr. Adv.
Ms. Suriti Chowdhary, Adv.
Ms. Abiha Zaidi, AoR
Mr. Punit Manoj Agarwal, Adv.
Ms. Arushi, Adv.
Ms. Tanya Sharma, Adv.

Mr. Pinaki Misra, Sr. Adv.
Ms. Ruby Singh Ahuja, Adv.
Ms. Seema Sundd, Adv.
Mr. Pravin Bahadur, Adv.
Mr. Jappanpreet Hora, Adv.
Ms. Megha Dugar, Adv.
Mr. Rituraj Srivastava, Adv.
Mr. Snehil Srivastava, Adv.
Mr. Prabhat Ranjan, Adv.
Mr. Rahul Krishna Sharma, Adv.
Mr. Ishank Jha, Adv.
Mr. Mihir Baisla, Adv.
Mr. Vedant Singh Choudhary, Adv.
Mr. Aditya Singh, Adv.
M/S. Karanjawala & Co., AoR

For Respondent(s) :

Mr. Senthil Jagadeesan, Sr. Adv.
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Ms. Abiha Zaidi, AoR
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Mr. Ranjit Kumar, Sr. Adv.
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Ms. Seema Sundd, Adv.
Mr. Pravin Bahadur, Adv.
Mr. Jappanpreet Hora, Adv.
Ms. Megha Dugar, Adv.
Mr. Rituraj Srivastava, Adv.
Mr. Snehil Srivastava, Adv.
Mr. Prabhat Ranjan, Adv.
Mr. Ishank Jha, Adv.
Mr. Vedant Singh Choudhary, Adv.
Mr. Aditya Singh, Adv.
M/S. Karanjawala & Co., AoR

Respondent-in-person

Mr. Himanshu Satija, AoR

Mr. Tushar Mehta, Solicitor General
Mr. S.D. Sanjay, A.S.G.
Mr. Lokesh Sinhal, Sr. A.A.G.
Mr. Madhav Sinhal, Adv.
Ms. Navroop Jawanda, Adv.
Mr. Rahul Khurana, AoR

Mr. Tushar Mehta, Solicitor General
Mr. Shekhar Raj Sharma, A.A.G.
Mr. Akshay Amritanshu, AoR
Ms. Nidhi Narwal, Adv.
Ms. Srishti Jain, Adv.
Mr. Sarthak Srivastava, Adv.

Mr. Tushar Mehta, Solicitor General
Mr. S.D. Sanjay, A.S.G.
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Mr. Samar Vijay Singh, AoR
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Ms. Navroop Jhawanda, Adv.
Ms. Nidhi Narwal, Adv.
Ms. Srishti Jain, Adv.
Ms. Sabarni Som, Adv.
Mr. Aman Dev Sharma, Adv.
Mr. Gaj Singh, Adv.
Mr. Nikunj Gupta, Adv.
Mr. Yashwir Singh Hooda, Adv.

Mr. Rakesh Khanna, Adv.
Mr. Rohan Khanna, Adv.
Mr. Arvind Singh Yadav, Adv.
M/s SARC Legal, AoR

Mr. Vaibhav Gaggar, Sr. Adv.
Mr. Vidur Mohan, Adv.
Ms. Kokila Kumar, Adv.
Mr. Akash Chatterjee, AoR
Mr. Kaushal Kumar Singh, Adv.

Ms. Suriti Chowdhary, AoR
Ms. Arushi, Adv.
Ms. Tanya Sharma, Adv.

For CBI :

Mr. Suryaprakash V. Raju, A.S.G.
Mr. Mukesh Kumar Maroria, AOR
Mr. Annam Venkatesh, Adv.
Mr. Hitarth Raja, Adv.

Ms. Sairica Raju, Adv.

O R D E R

Heard learned counsel for the parties. Mr. Saurabh Gupta, SP, CBI is also present in Court, in terms of our earlier order dated 04.05.2026.

2. The matter has been listed today after the Court had acceded to the request of learned counsel for the respondents to furnish a copy of the Status Report of the initial inquiry, which we had entrusted to the Central Bureau of Investigation (CBI) in the matter.

3. Today, Mr. Tushar Mehta, learned Solicitor General, appearing for the State of Haryana submits that the Status Report is based on a very general inquiry and thus, to place the actual factual matrix before this Court, for the present, the CBI, may conduct a Preliminary Enquiry (PE), and thereafter based on the same, the Court may take a final view in the matter.

4. Mr. S.V. Raju, learned Additional Solicitor General representing the CBI, was requested to furnish the names of three persons, who may be entrusted with the PE. He submits that he would indicate three names to this Court during the course of the day in a sealed cover, based on instructions from the Director, CBI, out of which the Court may choose a person who would conduct the PE. He

further submits that the said person may be supervised by an Officer, whom also this Court may choose from the three names so furnished.

5. The Court would indicate here that the reason why we requested Mr. S.V. Raju, learned ASG, to furnish the names is that the said Officers would be acting as Officers of the Court, and the Court would grant them protection from any external or other influence, so as to ensure that a fair and just PE is conducted.

6. We have perused the two lists given to us by Mr. S.V. Raju, learned ASG, in two sealed covers and we nominate Mr. Dinesh Kumar, DSP, an Officer of AC-III, to be the Investigating Officer (IO) for the PE in the matter. He shall work under the direct supervision of Mr. Saurabh Gupta, SP. It is made clear that all the parties concerned shall be heard, including the appellants and the persons appearing in the present matters, and all documents shall be looked into, including those referred to in the Status Report.

7. On the last occasion, we had indicated that the said records shall be kept free from any tampering. We further direct that Mr. Saurabh Gupta and Mr. Dinesh Kumar, shall not act under the dictates of any of their superior Officers in the present matters and shall independently conduct the PE and submit the report. Any attempt by any

person or authority whatsoever, which is either brought to the notice of the Court or otherwise comes to the knowledge of the Court through any source whatsoever shall have serious consequences, not only for the Officers in whom we have reposed our trust for conducting the PE, but also for any person or authority, who in any manner, attempts to influence or exert pressure upon Mr. Saurabh Gupta and Mr. Dinesh Kumar. For these purposes, Mr. Saurabh Gupta and Mr. Dinesh Kumar shall act entirely as Officers of the Court. All time spent on this assignment shall be considered as duty for all purposes. Further, we direct that all persons, authorities and bodies, whether private or official, shall cooperate with Mr. Saurabh Gupta and Mr. Dinesh Kumar in the enquiry and produce before them all documents/materials that may be required, and shall also have their statements recorded, if so required.

8. The said PE be conducted and the report submitted in a sealed cover to this Court, preferably by 17.07.2026.

9. We also grant liberty to Mr. Saurabh Gupta and Mr. Dinesh Kumar to inform us confidentially if they are subjected to any sort of pressure from any quarter, assuring them that such confidentiality shall be maintained by the Court. However, we make it clear that considering the degree of trust reposed in Mr. Saurabh

Gupta and Mr. Dinesh Kumar, if they do not act fairly towards the Court and fail to honestly disclose any such pressure, they too may render themselves liable to action and appropriate orders by this Court.

10. List on 21.07.2026 at 2.30 p.m.

11. In the meantime, it goes without saying that whatever liability accrues upon DLF Home Developers Ltd., with regard to payments to the Home buyers, shall continue to be discharged up to date, as and when the same falls due in the manner earlier directed.

12. The two sealed envelopes containing the aforesaid names furnished to us by Mr. S.V. Raju, learned ASG, are re-sealed and kept on record to be opened only under the directions of this Court.

(POOJA SHARMA)
AR-CUM-PS
(Encl: Two sealed envelopes)

(ANJALI PANWAR)
ASSISTANT REGISTRAR