

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. 3173/2025

UNNATI FORTUNE INDUSTRIES PVT. LTD.

APPELLANT(S)

VERSUS

**GREATER NOIDA INDUSTRIAL DEVELOPMENT
AUTHORITY & ANR.**

RESPONDENT(S)

O R D E R

1. Having heard the learned senior counsel appearing for the parties at length, we are of the opinion that it would be appropriate for the appellant, Unnati Fortune Industries Pvt. Ltd., to make use of the liberty granted by the National Company Law Appellate Tribunal¹, Principal Bench, New Delhi, in paragraph 7 of the impugned order dated 13.12.2024. Thereby, it was left open to the appellant to take recourse to legal remedies available to it against the order dated 19.01.2024.
2. We may note that the aforestated order dated 19.01.2024 was passed by the Greater Noida Industrial Development Authority², pursuant to the order dated 27.03.2023, passed by the National Company Law Tribunal³, Principal Bench, New Delhi, in I.A. No. 1598/2023 in I.B. No. 452(PB)/2018.

1 For short "NCLAT"
2 For short "GNOIDA"
3 For short "NCLT"

3. We may also note that the aforestated order dated 27.03.2023 required the GNOIDA to consider the appellant's representation and dispose of the same within 60 days from the date of receipt of a copy of the said order.
4. Admittedly, the order that came to be passed by the GNOIDA was well beyond the stipulated time, as it was dated 19.01.2024.
5. In the meanwhile, the appellant had approached the NCLT, New Delhi, by way of I.A. No. 4814/2023 reiterating its challenge to the demands made by the GNOIDA on the ground that the representation had not been considered till the date of the filing of such application. The order dated 19.01.2024 came to be passed by the GNOIDA during the pendency of the said I.A.
6. While so, the NCLT dismissed the I.A. on the short ground that the order dated 19.01.2024 had not been subjected to challenge before it.
7. This view was affirmed by the NCLAT in the appeal filed by the appellant, *vide* order dated 13.12.2024 passed in Company Appeal (AT)(INS) No. 2216/2024.
8. As already noted above, paragraph 7 of the impugned order dated 13.12.2024 passed by the NCLAT records the liberty granted to the appellant to take steps in relation to the aforestated order dated 19.01.2024. Reiterating the aforestated liberty, the present appeal is disposed of.
9. However, the pendency of proceedings would not preclude the appellant from remitting the rentals due and payable by it to the GNOIDA for the period after completion of the corporate

insolvency resolution process.

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

.....J.
(SANJAY KUMAR)

.....J.
(SANJEEV SACHDEVA)

NEW DELHI;
AUGUST 18, 2026.

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

Civil Appeal No. 3173/2025

UNNATI FORTUNE INDUSTRIES PVT. LTD

Appellant(s)

VERSUS

GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY & ANR. Respondent(s)

(IA No. 50967/2025 - STAY APPLICATION)

Date : 18-08-2026 This matter was called on for hearing today.

CORAM :

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

For Appellant(s)	Mr. Nikhil Goel, Sr. Adv. Ms. Anuja Pethia, AOR Mr. Noor Shergill, Adv. Mr. Rishabh Govila, Adv. Mr. Rishabh Nigam, Adv. Ms. Kshirja Agarwal, Adv. Ms. Amisha Aggarwal, Adv. Mr. Aditya K. Roy, Adv.
For Respondent(s)	Mr. Ravindra Kumar, Sr. Adv. Mr. Binay Kumar Das, AOR Ms. Priyanka Das, Adv. Ms. Neha Das, Adv. Mr. Shivam Saxena, Adv. Mr. Rishabh Nangia, Adv. Mr. Nishant Verma, AOR

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

The appeal is disposed of in terms of the signed order.

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

(BABITA PANDEY)
AR-CUM-PS

(PREETI SAXENA)
COURT MASTER (NSH)

(Signed order is placed on the file)