ITEM NOS.33 + 15 + 17 + 26 COURT NO.1 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)(Civil) No(s). 640/2026

RITA TIKKU & ANR. Petitioner(s)

VERSUS

STATE OF HARYANA THROUGH ITS CHIEF SECRETARY & ORS. Respondent(s)

(IA No. 239107/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 307394/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 283934/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 275168/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 275022/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 320556/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 270245/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 313720/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 258367/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 308547/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 241130/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 308025/2026 - APPROPRIATE ORDERS/DIRECTIONS, IA No. 246909/2026 – CLARIFICATION/DIRECTION, IA No. 311485/2026 - EXTENSION OF TIME, IA No. 320586/2026 – INTERVENTION/IMPLEADMENT and IA No. 201501/2026 - MODIFICATION OF COURT ORDER)

WITH

W.P.(C) No. 636/2026 (X)
IA No. 201335/2026 - MODIFICATION OF COURT ORDER

W.P.(C) No. 905/2026 (X)

W.P.(C) No. 899/2026 (X)
IA No. 270258/2026 - APPROPRIATE ORDERS/DIRECTIONS
IA No. 246804/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ ANNEXURES

W.P.(C) No. 952/2026 (X)

W.P.(C) No. 1012/2026 (X)

W.P.(C) No. 962/2026 (X)

W.P.(C) No. 1019/2026 (X)

W.P.(C) No. 1029/2026 (X)
IA No. 244879/2026 - EXEMPTION FROM FILING O.T.

W.P.(C) No. 1044/2026 (X)

W.P.(C) No. 1090/2026 (X)

Nitin Talreja
Digitally signed by Nitin Talreja
Date: 2026.11.12 20:35:29 +0530

C.A. No. 2380-2381/2023 (XVII-A)
IA No. 142957/2024 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES

W.P.(C) No. 1088/2026 (X)

W.P.(C) No. 1145/2026 (X)
IA No. 272711/2026 - EXEMPTION FROM FILING O.T.

W.P.(C) No. 1134/2026 (X)

W.P.(C) No. 1197/2026 (X)

W.P.(C) No. 1179/2026 (X)

W.P.(C) No. 1194/2026 (X)

W.P.(C) No. 1307/2026 (X)

W.P.(C) No. 997/2026 (X)

W.P.(C) No. 1006/2026 (X)

WITH

ITEM NO.15
Writ Petition(s)(Civil) No(s). 1280/2026

ITEM NO. 17
Writ Petition(s)(Civil) No(s). 1306/2026

ITEM NO. 26
Writ Petition(s)(Civil) No(s). 1314/2026

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

CORAM : HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE JOYMALYA BAGCHI

For Petitioner(s) : 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.

Mr. Aditya Parolia, Adv.
Mr. Akshay Srivastava- 3938, AOR
Mr. Vivek Kumar, Adv.
Ms. Sumbul Ismail, Adv.
Ms. Raveena Panikar, Adv.

Ms. Suryansh Vashisth, Adv.
Ms. Avani Sharma, Adv.
Mr. Tanishq Sirohi, Adv.
Ms. Divya Sharma, Adv.

Ms. Priya Hingorani, Sr. Adv.
Mr. Chandra Bhushan Prasad- 1864, AOR
Mr. Sanjay Narayan, Adv.
Mr. G R Bhatia, Adv.
Ms. Shweta Hingorani, Adv.
Mr. S R Desai, Adv.
Mr. Naseem Ahmed, Adv.
Mr. Nil Kamal Chaubey, Adv.

Mr. Anirudh Sharma- 1901, AOR

Mr. Abhijit Mittal, Adv.
Ms. Shaivya Singh, Adv.
Mr. Arpit Sharma, Adv.
Ms. Rangoli Seth- 3981, AOR

Mr. Naveen Kumar Kohar- 3723, AOR

Mr. Shreshth Jain, Adv.
Mr. D.D.sharma, Adv.
Mr. Rohit Singh- 1939, AOR

Mr. Viresh B. Saharya- 1747, AOR
Mr. Akshat Agarwal, Adv.
Mr. Rishabh Mathur, Adv.
Ms. Shivika Kakkar, Adv.

Mr. Tarun Bhati- 3911, AOR
Mr. Anish Gupta, Adv.
Mr. Mudit Gupta, Adv.
Ms. Teesha Gupta, Adv.
Mr. Kapil Paliwal, Adv.
Mr. Vanshaj, Adv.
Mr. Yash Thakur, Adv.
Mr. Utkarsh, Adv.
Mr. Anuj Singh, Adv.
Mr. Gagandeep Kulyana, Adv.
Mr. Abhishek Sharma, Adv.
Mr. Hitesh Chopra, Adv.
Mr. Manoj Kumar Sharma, Adv.
Mr. Siddharth Goyal, Adv.
Mr. Shubham Goel, Adv.
Ms. Archna Jain, Adv.

Mr. Roopak Bansal, Adv.
Mr. Deepak Bansal, Adv.
Mr. Ttekchand, Adv.

Ms. Ishani, Adv.
Mr. Rishabh Thakur, Adv.
Mr. Sanjiv Kumar Chaudhary, Adv.
Mr. Ravi Kumar Tomar- 1702, AOR

Mr. Arjun, Adv.
Mr. Hariom, Adv.
Mr. C. Solomon- 3705, AOR

Mr. V.K. Mishra, Adv.
Mr. Irshad A Siddiqui, Adv.
Ms. Richa Bais, Adv.
Ms. Akarshita Mishra, Adv.
Ms. Deeplaxmi Subhash Matwankar, AOR

Mr. Avneesh Garg, Adv.
Mr. Muddam Thirupathi Reddy- 3057, AOR
Mr. Utkarsh Sharma, Adv.
Mr. Harsh Pal, Adv.
Ms. Nisha Kumari, Adv.
Mr. Siddhant Roy, Adv.
Mr. Vinay Gumbal, Adv.

Ms. Radhika Gupta- 3310, AOR
Mr. Chaitanya Adlakha, Adv.
Mr. Saket Verma, Adv.
Ms. Rudrika Sharma, Adv.

Mr. Apoorv Agarwal, Adv.
Mr. Manav Goyal, Adv.
Mr. Priyatam Bhardwaj, Adv.

in item 15 — Mr. Himanshu- 4051, AOR
Mr. David Sardana, Adv.
Mr. Jaskaran Singh, Adv.
Mr. Sameer Khurana, Adv.

in Item 17 — Mr. Satish Pandey- 2834, AOR
Mr. Abdul Qadir, Adv.
Ms. Shawariya Muzaffar, Adv.
Mr. Mohd. Mustafa Hasan, Adv.
Ms. Bandana Rai, Adv.
Mr. Z Rahman, Adv.
Ms. Vandana, Adv.
Mr. Nafis A Siddiqui, Adv.
Ms. Jay Jaimini Pandey, Adv.
Mr. Akbar Ali, Adv.
Mr. Raj Ranjay Singh, Adv.
Mr. Manmohan Sharma, Adv.
Dr. Sandeep Singh, Adv.

in Item 26 — Mr. Arjun Malik, Adv.

Ms. Merlin Mathew, Adv.
Mr. Pranzal Jha, Adv.
Ms. Akshara Popli, Adv.
Mr. Kharanshu Rana, Adv.
Mr. Nikhil Kumar, Adv.
Mr. Nikhil Beniwal- 3692, AOR

For Respondent(s) : Mr. Lokesh Sinhal, Sr. A.A.G.
Mr. Samar Vijay Singh, AOR
Ms. Sabarni Som, Adv.
Mr. Siddharth Raj, Adv.
Mr. Nikunj Gupta, Adv.
Mr. Vaskar Saha, Adv.

Mr. Alok Sangwan, Sr. A.A.G.
Mr. Sumit Kumar Sharma, Adv.
Mr. Rajat Sangwan, Adv.
Mr. Harsh Mehla, Adv.
Mr. Vaibhav Yadav, Adv.
Mr. Anurag Kulharia- 4427, AOR

Mr. Navin Pahwa, Sr. Adv.
Mr. Arvind Nayyar, Sr. Adv.
Mr. Rajesh P.- 2247, AOR
Mr. Manoranjan Sharma, Adv.
Mr. Arpit Dwivedi, Adv.
Mr. Manmeet Singh Nagpal, Adv.

Mr. M M Kumar, Sr. Adv.
Dr. Misha Kumar, Adv.
Ms. Udita Singh, Adv.
Mr. Sumit Sinha- 2307, AOR

Ms. Ruchira Goel- 2477, AOR

Mr. Shyam Divan, Sr. Adv.
Ms. Bansal Charu Subhash- 4278, AOR

Ms. Amrita Sarkar- 3148 , AOR

Mr. Shaurya Sahay- 3311, AOR
Mr. Aman Jaiswal, Adv.
Ms. Sharvi Sharma, Adv.
Ms. Akanksha Pandey, Adv.
Mr. Amol Chitravanshi, Adv.

Mr. Jitender Chaudhary, Adv.
Ms. Shilpa Chohan, Adv.
Mr. R. C. Kohli- 571, AOR

Dr. Hemant Gupta, Adv.
Mr. Dhruv Lamba, Adv.

Mr. Rahul Khurana- 3456, AOR
Ms. Payal Gupta, Adv.
Mr. Rony John, Adv.
Mr. Akash Agarwal, Adv.
Mr. Krishna Sharma, Adv.
Ms. Bhavya Singla, Adv.
Ms. Kriti, Adv.
Mr. Dipanshu Sharma, Adv.

Mr. Rahul Malhotra, Adv.
Ms. Vagisha Kochar- 3387, AOR
Ms. Jyoti Sharma, Adv.
Mr. Pawan Aneja, Adv.

Mr. Nikunj Gupta, Adv.
Ms. Sagrika Gupta, Adv.
M/s Saa Chambers- 3631, AOR

Mr. Birajakanta Mahapatra- 3539, AOR

Mr. Shyam Divan, Sr. Adv.
Ms. Bansal Charu Subhash- 4278, AOR

Mr. Chandra Bhushan Prasad- 1864, AOR

Mr. Shyam Gopal- 3604, AOR
Mr. Sankara Narayanan B, Adv.

Mr. Amit Pai, Adv.
Ms. Pankhuri Bhardwaj, AOR
Mr. Abhishek Sanghi, Adv.

Mr. Devendra Kumar Shukla- 2774, AOR
Mr. Ritesh Khare, Adv.
Ms. Nikita Chandorkar, Adv.
Mr. Nikita Anand, Adv.
Mr. Rajat Dabas, Adv.
Ms. Agrima Singh, Adv.
Ms. Jessica Fernandez, Adv.

Ms. Sakshi Mehley- 2693, AOR

Mr. Anand Shankar- 3034, AOR
Mr. Debashis Mukherjee, Adv.
Mr. Mahak Agarwal, Adv.
Mr. Joydeep Mondal, Adv.

Ms. Supriya Juneja- 2195, AOR

Mr. Akshay Srivastava- 3938, AOR
Mr. Shreshth Nanda, Adv.

Mr. Himanshu Shekhar- 1184, AOR
Mr. M. L. Lahoty, Adv.
Mr. Anchit Sripat, Adv.
Ms. Siddhi Bhora, Adv.
Mr. Arvind Kumar, Adv.

Mr. Mandeep Kalra- 3242, AOR
Ms. Chitrangada Singh, Adv.
Mr. Yashas J, Adv.
Mr. Vaibhav Yadav, Adv.
Mr. Paras Mohan Sharma, Adv.

Ms. Komal Mundhra- 3799, AOR

Mr. Siddhant Sharma- 3228, AOR
Mr. Snehil Himanshu, Adv.

Mr. R K Pandey, Adv.
Mr. Atul Sharma- 1854, AOR
Ms. Aditi Bhardwaj, Adv.

Mr. Pranjal Mishra, Adv.
Ms. Ishita Singh, Adv.
Mr. Gaurav Goel- 2115, AOR

Mr. Ajay Marwah, AOR
Mr. Swaroopanda Mishra, Adv.
Mr. Mrigank Nhardwaj, Adv.
Ms. Dhriti Sharma, Adv.
Mr. Rahul Kumar, Adv.
Ms. Shivani Singh, Adv.
Mr. Ravi Shandil, Adv.
Mr. Ravideep Badyal, Adv.

Mr. U.K. Uniyal, Sr. Adv.
Mr. Abhishek Garg, Adv.
Mr. Dinesh Kumar Garg, Adv.
Mr. Dhananjay Garg- 2300, AOR
Mr. Harsh Kumar Agarwal, Adv.
Mr. Manzoor Khan Kacho, Sr. Adv.
Mr. Pradeep Kumar, Adv.

Ms. Aishwarya Mishra- 4062 , AOR
Mr. Anuj Chauhan, Adv.
Mr. S.surender, Adv.
Mr. Shubham Garg, Adv.
Ms. Akansha Singh, Adv.

Applicant-in-person
Mr. Apoorv Agarwal- 4160, AOR

Ms. N. Annapoorani- 1142, AOR

Mr. Vidit S.chauhaan, Adv.

Mr. Sataroop Das, Adv.
Mr. Harshit Sharma, Adv.
Mr. Aashish Kumar, Adv.
Ms. Tamanna Jangra, Adv.
Mr. Rakesh Kumar-i- 1734, AOR
Mr. Rupesh Kumar Sinha, Adv.
Mr. Bipin Kumar, Adv.
Mr. Gaurav Pachauri, Adv.

Ms. Himanshi Singh, Adv.
Mr. Sandeep Kumar Sen- 3471, AOR

Mr. Siddharth Banthia, Adv.
Mr. Rajan Narain- 1239, AOR

Mr. Siddharth Yadav, Sr. Adv.
Mr. Wasim Ashraf, Adv.
Mr. Narender Lodiwal, Adv.
Mr. Krishna Ballabh Thakur- 2814, AOR

Mr. Alok Sangwan, Sr. AAG
Mr. Sumit Kumar Sharma, Adv.
Mr. Rajat Sangwan, Adv.
Mr. Harsh, Adv.
Mr. Vaibhav Yadav, Adv.
Mr. Gyaaneshwar Joshi, Adv.
Mr. Anurag Kulharia, AOR

Ms. Anamika Agrawal, Adv.
Mr. Shaurya Sahay, AOR

Mr. Samar Vijay Singh, AOR
Mr. Rakesh Kumar, Adv.

Mr. Gagan Gupta, Sr. Adv.
Mr. Vaishav Suri, Adv.
Ms. Amrita Sarkar, AOR

Mr. Sumit Sinha, AOR
Ms. T. Geetha, Adv.

Mr. Ajay Bansal, Adv.
Mr. Gaurav Yadav, Adv.
Ms. Veena, Adv.

Mr. Sajal Manchanda, Adv.
Ms. Sakshi Mehley, AOR

Mr. Abhishek R. Shukla, AOR
Mr. Naman Jain, Adv.

UPON hearing the counsel the Court made the following

O R D E R

1. We have heard learned senior counsel/counsel for the parties at a considerable length on the issue of the nature and composition of the Committee that may be entrusted with the responsibility of completing all the projects of the respondent-builder(s) or their sister concerns and allied and associated companies.

2. Till appropriate orders are passed on this issue, however, we deem it appropriate to modify our order dated 13.07.2026 with respect to freezing of the accounts of the respondent-builder(s) to the following limited extent:

(i) The Resolution Professional (RP) is permitted to pay the electricity charges to prevent disconnection of the electricity supply;

(ii) The RP may also release a part of the dues payable to the employees of the company out of the funds to be provided by the lending financial institutions;

(iii)Wherever the projects are complete and the apartments have been handed over, the private and official Respondents are directed to execute and register sale deeds in favour of the allotees after verifying their allotments. However, this does not permit the respondents to create third party rights, i.e., the sale deeds/conveyance deeds shall be executed only in favour of previous allotees, if the project is complete and an occupancy certificate has been issued;

(iv) The RP may also release other payments with respect to basic amenities, such as water supply, etc.; and

(v) The lending financial institutions are directed to provide adequate funds to the RP for the above purposes.

3. Paragraph 4 of the order dated 09.10.2026 is also modified and clarified to the effect that payment of compensation as per the Awards passed by RERA to senior citizens aged 75 and above be considered and expedited.

4. List these cases for further hearing on 09.12.2026.

5. The Registry is directed to de-tag and separately list all those matters which do not pertain to Parsvnath Developers and their associated companies on 10.12.2026. Meanwhile, the respondent-builder(s) in such other cases are directed to release the payments as per the orders passed against them by RERA.

Writ Petition(s)(Civil) No(s). 1280/2026, Writ Petition(s)(Civil) No(s). 1306/2026 and Writ Petition(s)(Civil) No(s). 1314/2026

6. Issue notice, returnable on 09.12.2026.

7. Tag with W.P. (Civil) No.640/2026.

(NITIN TALREJA)
ASTT. REGISTRAR-cum-PS

(PREETHI DILEEP KUMAR)
DY. REGISTRAR