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SECTION: X

IN THE SUPREME COURT OF INDIA
CIVIL/CRIMINAL/ORIGINAL/APPELLATE/JURISDICTION

DIARY NO. MA 100 239/2024
wp(Cor) No. 242/2019
SPECIAL LEAVE PETITION (C/CRL) NO.

BETWEEN

Satinder Singh Bhasin
AND
Govt of NCT of Delhi

PETITIONER/S

RESPONDENT/S

INDEX

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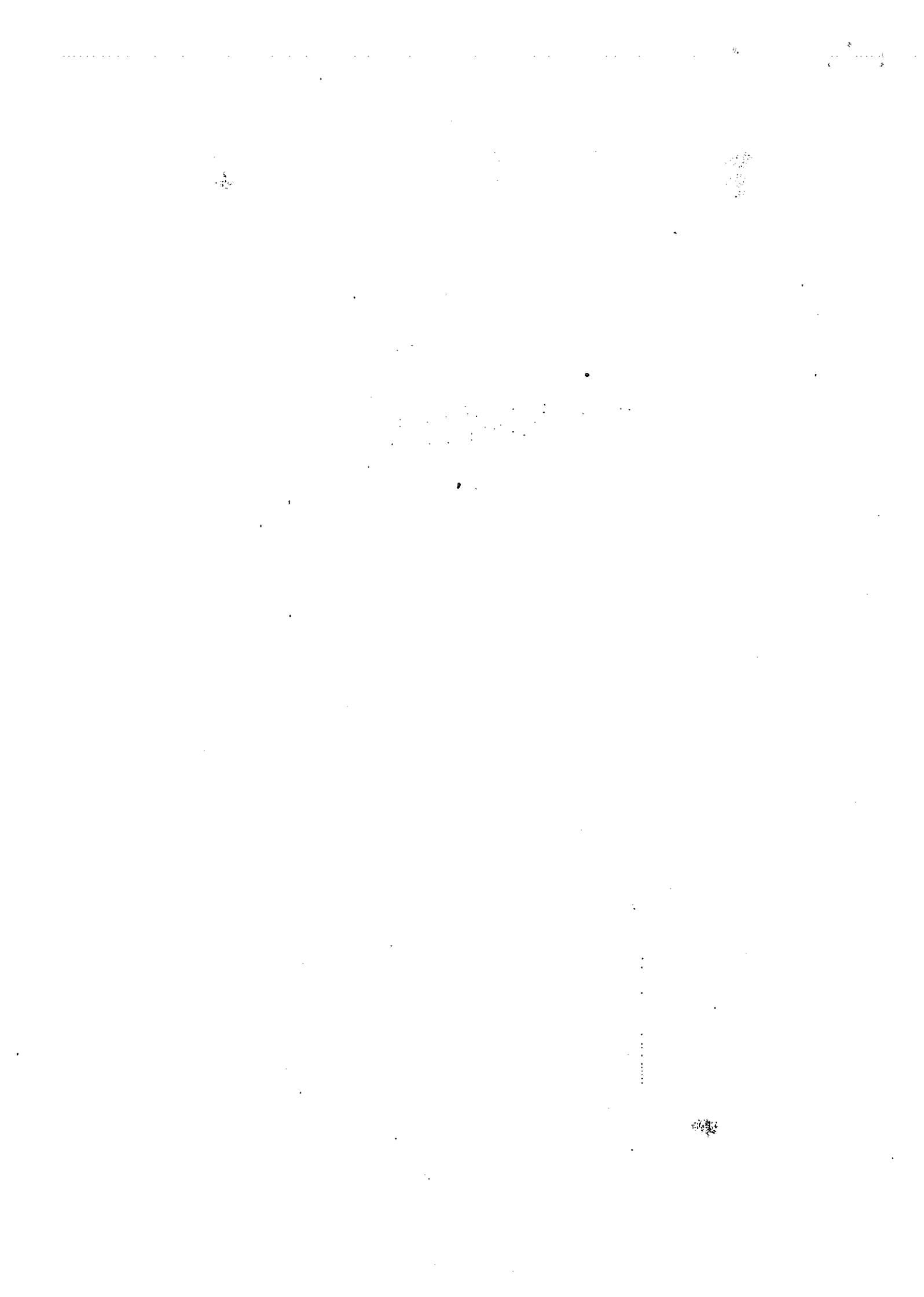
Date: 5/1/26

Supreme Court of India,
New Delhi

Code No. 3242

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**INTERIM REPORT OF THE INDEPENDENT
COMMITTEE**

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I. INTRODUCTION

1. The present Interim Report has been prepared pursuant to the order dated 20 November 2025 passed by the Hon'ble Supreme Court of India in MA No. 239 of 2024 in WP (CrI.) No. 242 of 2019, whereby the Hon'ble Supreme Court was pleased to constitute the present Committee, *inter alia*, to examine and report on the status of construction of the "Grand Venice Project" situated at Plot No. SH3, Site IV, Surajpur Site 4, Greater Noida, Uttar Pradesh - 201315.
2. As per the information given by the Allottees, the Project was being developed by Bhasin Infotech and Infrastructure Private Limited ("BI IPL") and comprises a shopping mall, a multiplex, commercial office spaces, and a hotel. Another entity, namely Grand Venezia Commercial Towers Private Limited ("GVCTPL"), was, pursuant to an agreement dated 14 December 2009, conferred the right to market and sell a portion of the units in the commercial office tower forming part of the Project.
3. It is the allottees' case that on account of non-delivery of possession due to the completion of Project being extended far beyond the assured timelines, which, in the case of several allottees, were as early as February 2010, multiple FIRs came to be registered at the instance of aggrieved allottees against Mr. Satinder Singh Bhasin, who was a Director of BI IPL and GVCTPL.
4. In the light of these multiple FIRs, Mr. Satinder Singh Bhasin approached the Hon'ble Supreme Court by way of a petition under Article 32 of the Constitution of India, being WP (CrI.) No. 242 of 2019, seeking, *inter alia*, consolidation of the FIRs and grant of bail. Interim bail was granted to him by an order dated 6 November 2019, subject, *inter alia*, to the condition that he would endeavor to arrive at settlements with the concerned allottees within a period of 6 to 8 months. Vide an order dated 8 August 2023, the Writ Petition (CrI.) No. 242 of 2019 was disposed of and liberty was granted to aggrieved allottees to apply for cancellation of Mr. Bhasin's bail, in case of his failure to comply with the conditions of the bail.

- 2
5. As per the information given by the allottees to this Committee, from late 2023 onwards, in view of Mr. Bhasin's failure to effectuate settlement with the aggrieved allottees, multiple applications seeking cancellation of bail were filed before the Hon'ble Supreme Court. The lead application in this regard is MA No. 239 of 2024.
 6. The committee has been informed that both BI IPL and GVCTPL are presently undergoing Consolidated corporate insolvency resolution under the Insolvency and Bankruptcy Code, 2016, pursuant to the order dated 4 December 2023 passed by the Ld. National Company Law Tribunal, New Delhi, in CP (IB) No. 646 of 2021. Since Mr. Mukesh Gupta has been appointed as the Interim Resolution Professional ("IRP") of the Corporate Debtors, the Committee availed of his assistance for secretarial functions, including organizing Committee meetings, coordinating site inspections, inviting and collating representations from allottees and other stakeholders, and other related administrative tasks.
 7. Pursuant to the constitution of this Committee, a zoom meeting with the IRP was convened on 24th November 2025 wherein the IRP was directed to provide a brief about the present status of the matter and facilitate a physical meeting with all allottees. Consequently, a physical meeting was convened on 27th November 2025, which meeting was attended by a no. of allottees who sought to explain their grievances. This meeting was also attended by Mr Satinder Singh Bhasin through virtual mode. In the said meeting, the committee directed Mr Satinder Singh Bhasin to provide the complete list of allottees alongwith their allotment details, contact number and email. Further, the allottees present in the meeting were directed to set out their grievances in writing. Pursuant to this, a list of allottees has been received from him, which list, as per the allottees as also the IRP, is incomplete.
 8. After receipt of their grievances, a physical meeting was again held on 12th December 2025, which was attended by Mr. Bhasin's counsel as also by a number of Allottees. In the said meeting, it was decided that the committee would conduct an on-site inspection of the Project on 21 December 2025 between 10:00 a.m. and 01:00 p.m. A copy of the Minutes of meetings held on 27th November 2025 and 12th December 2025 is annexed herewith and marked as Annexure A (Colly).

II. SCOPE OF WORK

The Scope of work as set out by the Hon'ble Supreme Court in its order dated 20th November 2025, is as follows:

- a. Verification of the final list of allottees;
- b. The current status of construction of the units with its necessary statutory compliance(s), enabling transfer of title and possession;
- c. Whether the units are in a condition to be handed over to the allottees;
- d. How many of the allottees actually seek transfer of possession & title and how many seek refund of the amounts paid by them;
- e. Examining the extent of co-operation extended by the Petitioner with the authorities such as the IRP etc., including allegations of misappropriation of the Company's funds during the insolvency process and steps required to be taken by the Petitioner in that regard;
- f. Examine the grievances of the allottees who await compliance of settlement already arrived at with the Petitioner; and
- g. Any other relevant factor(s) that the committee may deem fit.

Having regard to the expansive scope of its mandate, the present interim report is confined to brief consideration of points (b), (c), (e) and (f) above. A detailed and comprehensive examination of the aforesaid aspects as also point no. (a) will be undertaken and submitted in the final report.

III. GRIEVANCES OF THE ALLOTTEES:

The Committee invited written representations from all aggrieved allottees with a view to ascertaining and understanding the nature of their grievances. In order to ensure that all aggrieved allottees are given an opportunity to present their grievances, a public notice was published in two newspapers, namely Times of India (English) and Navbharat Times (Hindi), on 14.12.2025. Pursuant thereto, various written representations were received from aggrieved allottees.

Upon consideration of the representations from various allottees, it is noted that the following common grievances have been made by various allottees:

- a. As per the allottees, the sanctioned plan of the Project shows the luxury office spaces to be integrated with the Hotel portion of the Project. This Hotel was marketed as the USP of the luxury units. However, to date, the Hotel remains unconstructed. The allottees have expressed that without the Hotel, the luxury retail units have no value at all and are reduced to ordinary commercial units, even if otherwise complete.
- b. It is the allottees grievance that the Hotel, which, as is being repeatedly claimed by Mr. Bhasin, has been sold to a third party, is an act of defrauding the allottees, as it was the responsibility of BI IPL, as the lessee, to complete the Hotel by 2011, which is within 5 years of land allotment (as per clause of the UPSIDA Allotment letter).
- c. The allottees have urged that the sub lease deed, vide which the Hotel portion has been parted with, was in favour of Mr. Bhasin's own shell company Grand Venice Developers Pvt Ltd ("GVDPL") and the same only sought to transfer the maintenance rights to GVDPL and not the ownership, as claimed.
- d. As per the allottees, the aforesaid sub lease deed was signed by Mr. Satinder Singh Bhasin on behalf of both BI IPL and GVDPL, showing his malafide and fraudulent intentions right from inception. There was also no consideration amount in the said sub lease deed which renders this deed legally infructuous and bogus.
- e. The allottees claim to have paid a premium price for their units way back in 2010 @ Rs. 6,500/- to Rs. 10,000/- per square foot, based on commitments of timely delivery of luxury / premium units. 75 % of the allottees claim to have paid 90 % of the total consideration as down payment, yet the units remain incomplete and undelivered.
- f. There are no lockable office space units from the 9th to 15th floor. Even the units on 3rd to 7th floor are unfit for occupation.

- Further, the 8th Floor, which was to consist of virtual office spaces, is also barren, for which the allottees claim to have made full downpayment.
- g. As per the allottees, the GVCTPL has made allotments in the project without proper authorization and even the UPSIDA has refused to recognize the allotments made by GVCTPL thereby jeopardizing the position of the allottees to whom allotment letters have been issued by GVCTPL.
 - h. According to the allottees, UPSIDA has confirmed that no final completion certificate has been granted for the shopping mall cum commercial tower, and that the part completion certificates granted till date, though not cancelled, are ineffective.
 - i. As per the allottees in the year 2015, Mr. Bhasin began offering possession of units on the basis of representations that the same were complete in all respects and had received the final completion certificate. Many allottees were also convinced into accepting on-paper possession by Mr. Bhasin who projected the part completion certificate granted for the Project as the Final one.
 - j. The allottees have claimed that when they refused to accept actual possession of the units as they found them to be incomplete/ non-existent, Mr. Bhasin threatened the allottees with cancellation of their units, cessation of assured returns, and forfeiture of the advance paid.
 - k. According to them, the allotment of many allottees has been unilaterally changed from what was agreed upon in terms of Unit Number, area and floors.
 - l. There are multiple cases of more than one allotment of a single unit. Some allotted units do not exist.
 - m. It is the allottees case Unlawful board resolutions have been passed on behalf of BIPL and GVCTPL after commencement of the corporate insolvency resolution process under the Insolvency and Bankruptcy Code, 2016 in respect of the said companies. For instance, vide a purported Board Resolution dated 23.09.2024, GVCTPL has cancelled the commercial transfer between

- GVCTPL and BI IPL, with the apparent objective of enabling BI IPL to mortgage/alienate the units of the allottees.
- n. The allottees urge that Mr. Bhasin sought to create a mortgage over a substantial portion of the Corporate Office Tower in favour of UPSIDA, despite the said area having already been allotted by GVCTPL to allottees.

IV. STATUS OF CONSTRUCTION OF THE UNITS

As stated hereinabove; for the purpose of assessing the status of construction, the Committee conducted an on-site inspection of the Project on 21st December 2025 between 10:00 a.m. and ~ 12:00 p.m.

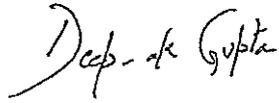
Given the nature of the inspection, the Committee deemed it necessary to avail assistance from Mr. Anant Kumar, Former Special Director General, CPWD and Former Engineer-in-Chief, PWD, Delhi, for guidance on the technical aspects of the inspection.

Accordingly, Mr. Kumar visited the premises on 22 December 2025, 24 December 2025, 26 December 2025, 28 December 2025, 31 December 2025, 2 January 2026 and has returned certain preliminary findings, a copy of which is annexed herewith and marked as Annexure-B.

A detailed report in respect to all the aforesaid aspects will be submitted by the Committee in its final report, after receiving the report of Mr. Anant Kumar, which is presently awaited.

It may also be pertinent to mention that during the meetings with the allottees, Ms. Kritika Singh, who is an architect and participated in the site inspection on 21st December 2025 had submitted a detailed representation highlighting material discrepancies between the sanctioned plans of the Project and the construction executed on site, a copy of which has been forwarded to Mr. Anant Kumar for his observations.

In the light of the aforesaid, the Committee requires additional time and assistance from the UPSIDA to submit its final report on all the aspects highlighted by this Hon'ble Court in its order dated 20 November 2025 after verifying the veracity of the complaints made by the allottees.



Chairman

J. Deepak Gupta (Retd.)



Member

5/1/2026

Ms. Rekha Palli, Senior Advocate

MINUTES OF THE SECOND MEETING OF THE INDEPENDENT COMMITTEE
[Constituted Pursuant to the Order Dated 21 November 2025 Passed by the Hon'ble Supreme Court in MA No. 239 of 2024 in WP (Cr.) 242 of 2019]

Date: 27 November 2025
Time: 5:00 PM - 6:00 PM
Mode/Venue: Hybrid - Webex and Conference Hall, Chanakyapuri, New Delhi, 110021

Present:

1. Hon'ble Mr. Justice Deepak Gupta, Retired Judge of the Supreme Court of India, Chairman
2. Hon'ble Mrs. Justice Rekha Palli, Retired Judge of High Court of Delhi, Member
3. Mr. Mukesh Gupta, Interim Resolution Professional of Bhasin Infotech and Infrastructure Pvt. Ltd. and Grand Venezia Commercial Towers Private Limited
4. Mr. Satinder Singh Bhasin (virtually)
5. On behalf of Dharampal Satyapal Limited
6. Allottees

Agenda:

The present meeting was convened by the Committee to hold a preliminary interaction with all stakeholders and to apprise them of the nature of assistance required from their end.

Proceedings:

1. At the outset, the Chairperson noted that although this meeting had been scheduled to be held at the designated venue with the expectation that all stakeholders would attend in person, Mr. Satinder Singh Bhasin contacted the Chairperson at about 3:30 PM requesting permission to participate virtually. Given that Mr. Bhasin's presence in these proceedings is indispensable, the Chairperson acceded to the request, albeit with the express caveat that this shall be the only occasion on which such indulgence is granted. It was clarified that any future address before the Committee by Mr. Bhasin must be in person, either personally or through an authorised representative.

2. The Chairperson inquired from Mr. Bhasin as to his present location, to which Mr. Bhasin responded that he was in Punjab. The Chairperson, however, noted that the call received from Mr. Bhasin requesting virtual participation had originated from a non-Indian number, appearing to be a New York-based contact. Mr. Bhasin was accordingly cautioned that he must refrain from making any false or misleading submissions before the Committee.
3. With the aforesaid note of caution, Mr. Bhasin was, at his request, invited to address the Committee. In his remarks, Mr. Bhasin narrated the background of the Grand Venice Project and asserted that the project stands completed, submitting that he has been ready to hand over possession since as early as 2016. He contended that the delay in handover had occurred solely on account of impediments created by the Uttar Pradesh State Industrial Development Authority (“**UPSIDA**”). Mr. Bhasin further stated that, out of the 210 allottees before the Hon’ble Supreme Court, he had settled with 53, and that possession had already been handed over to 50 allottees.
4. Mr. Bhasin also attempted to advance submissions of sympathetic nature, however, he was cautioned against doing so and was reminded to adhere to the mandate of the Committee, which did not encompass consideration of such pleas. Further, Mr. Bhasin was instructed to place his submissions before the Committee in writing, with a clear caution that the same must be strictly confined to the issues before the Committee.
5. The Chairman, noting the Committee’s mandate to prepare a list of allottees, directed Mr. Bhasin to place such a list before the Committee. Mr. Bhasin submitted that the list had already been filed before the Hon’ble Supreme Court by way of an affidavit. The Chairman instructed Mr. Bhasin to place the said affidavit before the Committee. Mr. Mukesh Gupta was likewise directed to place his list before the Committee. The Committee shall thereafter prepare the final consolidated list upon considering both sets of lists placed before it.
6. The Learned Chairman thereafter invited the allottees to address the Committee, with a view to identifying the issues that would require the Committee’s consideration. All willing allottees were permitted to address the Committee individually.
7. The allottees presented the facts of their respective cases before the Committee, and the following pertinent points emerged therefrom:

- That despite having received a substantial portion of the consideration from the allottees, the respective units have not been delivered to them.
- In respect of a few allottees to whom possession has been granted, no title documents in their favour have been executed.
- Mr. Bhasin, while clearly having failed to fulfil his obligations, has continued to burden the allottees with huge demands on pretext of maintenance charges and other payments.
- Third-party rights have been unauthorizedly created in respect of several units allotted to the allottees.
- Some of the allotted units do not, in fact, exist.
- Certain allottees, despite having made full payments, have not been recognized as rightful allottees by Mr. Bhasin.
- The status of the luxury shops requires close examination, as these shops are in a deplorable condition.
- While Mr. Bhasin attributed the delay in handover of possession solely to UPSIDA's failure to execute sub-lease deeds, even the virtual office spaces allotted to allottees have not been delivered.
- The partial completion certificate granted pertains only to the mall area and does not cover the remaining areas, which concern the majority of the allottees.
- Common areas in the project have been fraudulently sold as commercial office spaces.
- The allotments made are not in accordance with the sanctioned plans. A comparison of the sanctioned plans with the actual allotments reveals that many of the allotments cannot lawfully be made, as they would contravene the sanctioned plans.
- Construction beyond the first few floors of the mall remains wholly incomplete. Notably, the 15th floor, where some of the allottees have been allotted commercial office space, presently consists merely of a single undivided rooftop.
- Sums amounting to Rs. 78 crores (approx.) have been siphoned off by Mr. Bhasin from the asset pool of BIPL. Further, the security of Rs. 50 crores furnished by Mr. Bhasin as a condition of bail, pursuant to the order of the Hon'ble Supreme Court, was diverted from BIPL's account.

8. The Committee noted the foregoing submissions.
9. Mr. Mukesh Gupta, pursuant to the Committee's direction, shared his contact details with all attendees, which shall be necessary for facilitating the compliance as directed in the present proceedings.
10. For the purpose of verifying the status of construction, the Committee proposes that an inspection of the project site shall be undertaken by them, accompanied by individuals with an engineering background to assist in addressing technical aspects. The allottees shall be at liberty to nominate 5-7 representatives to accompany the Committee during the inspection. The date for the inspection shall be decided in due course.
11. The Committee assured all present that it shall make its best endeavours to submit its report as expeditiously as possible.

Decisions Taken

- The Committee directs all stakeholders to note that, henceforth, virtual access to the Committee's proceedings shall be limited to observing the proceedings. Any person wishing to address the Committee must appear in person.
- The Committee directs Mr. Bhasin to furnish a comprehensive list of all allottees, clearly indicating the original allottees, those who have subsequently withdrawn from the project, those whose allotments have been cancelled and the remaining unsettled allottees. The list is also to contain the email ids and phone numbers of each of the allottees. Since Mr. Bhasin submitted that such a list has already been filed before the Hon'ble Supreme Court, the same may be placed before the Committee, provided it adequately reflects the aforesaid particulars, within one week from today.
- The Committee further directs Mr. Bhasin to file an affidavit specifically addressing the issue to be examined by the Committee in terms of paragraph 21(e) of the order dated 20 November 2025 passed by the Hon'ble Supreme Court in MA No. 239 of 2024 in WP (Crl.) 242 of 2019. This shall be done within two weeks from today.
- Mr. Mukesh Gupta is directed to compile a comprehensive list of all allottees in the project, indicating, in respect of each allottee, their preference (whether refund or possession), the consideration paid by them, the mode of payment, and all relevant particulars such as the date of payment, receipt number, cheque number, and any other supporting details. The list

shall also specify the total amount due to each allottee, along with interest in cases where a refund is sought, and shall, needless to add, include contact details of all allottees.

- The Committee directs all allottees to submit their grievances in writing to Mr. Mukesh Gupta. The submissions must be succinct and confined to material particulars, including: the shops allotted; payments made; outstanding dues; details of the payments tendered; whether the allottee seeks possession or a refund; the total refund claimed along with interest; and any other matter directly relevant to the Committee's mandate. In this regard, the Committee directs Mr. Mukesh Gupta to prepare a draft format, in consultation with the allottees, and circulate the same to all allottees, with the Committee's approval, within two days from today. The allottees shall thereafter submit their grievances in the prescribed format within ten days. Mr. Bhasin shall likewise be at liberty to submit a written representation to the Committee.
- The Committee urges the allottees, who have already submitted their claims to Mr. Mukesh Gupta pursuant to the public notice issued under the provisions of the IBC, not to file the aforesaid submission, as doing so would result in unnecessary duplication and needlessly burden the record.
- The Committee observed that a meaningful inspection of the project site would require a careful examination of the sanctioned project plan. Accordingly, the Committee directs Mr. Bhasin and Mr. Mukesh Gupta to ensure that the sanctioned plan is placed before the Committee.
- The Committee notes that there is no representation on behalf of UPSIDA today. Their participation in these proceedings is felt necessary. Accordingly, Mr. Mukesh Gupta is directed to notify UPSIDA regarding the details of the next meeting so that it may be duly attended by their representatives.
- The Committee shall next reconvene on **12 December 2025 at 2:30 PM**, preferably at the same venue as the present meeting.
- The Committee directs Mr. Mukesh Gupta to notify each allottee of the next meeting via electronic means (WhatsApp or email).

Conclusion

There being no further points for discussion, the meeting concluded with the understanding that the Committee will reconvene on 12 December 2025.

Chairperson
Independent Committee

MINUTES OF THE THIRD MEETING OF THE INDEPENDENT COMMITTEE
[Constituted Pursuant to the Order Dated 21 November 2025 Passed by the Hon'ble Supreme Court in MA No. 239 of 2024 in WP (Crl.) 242 of 2019]

Date: 12 December 2025
Time: 2:30 PM - 4:00 PM
Mode/Venue: Conference Hall, Hotel Samrat, Chanakyapuri, New Delhi, 110021

Present:

1. Hon'ble Mr. Justice Deepak Gupta, Retired Judge of the Supreme Court of India, Chairman
2. Hon'ble Mrs. Justice Rekha Palli, Retired Judge of High Court of Delhi, Member
3. Mr. Mukesh Gupta, Interim Resolution Professional of Bhasin Infotech and Infrastructure Pvt. Ltd. and Grand Venezia Commercial Towers Private Limited
4. Advocate Pranay Sharma and 1 other for the Suspended Board Mr. Satinder Singh Bhasin. No representation was there from the other Suspended Directors of the Bhasin Infotech and Infrastructure Pvt. Ltd. and Grand Venezia Commercial Towers Private Limited
5. Allottees

Agenda:

The present meeting was convened by the Committee to deliberate upon and determine further course of action.

Proceedings:

1. At the outset, the Chairperson, in response to several queries received regarding the role of the IRP, Mr. Mukesh Gupta, in the meetings of the Independent Committee, clarified that the IRP was acting only in a secretarial capacity and would have no role in the decision-making process of the Committee. It was further clarified that such involvement did not give rise to any conflict with his role in the CIRP proceedings, which were entirely independent and IRP shall run the CIRP process independently without having any conflict in current proceedings.

2. The Chairman thereafter apprised the attendees that the Committee had decided to conduct an inspection of the Grand Venice Project on 21.12.2025 between 10 AM and 1 PM. It was further informed that the inspection would be carried out in the presence of an independent engineer having the requisite knowledge and experience, to be selected by the Committee.
3. The Chairman further apprised that all stakeholders were at liberty to accompany the Committee for the inspection. However, it was advised that, in the interest of ensuring a meaningful and orderly inspection, it would be preferable for 5-6 representatives to accompany the Committee, as opposed to all stakeholders individually, which could lead to avoidable chaos and delay.
4. The Chairman further requested an Allottee, who is also an architect who had earlier pointed serious defects in the construction of the project and had expressed her willingness to accompany the Committee for the inspection, to be present, if possible.
5. The Committee thereafter noted that, despite instructions issued in the previous meeting, Mr. Satinder Singh Bhasin had failed to submit a detailed list of allottees along with their contact information, which was necessary to notify all allottees of the Committee meeting and for other purposes. Upon enquiry from the Committee, Advocate Prancy Sharma, who is a representatives of Mr. Bhasin undertook to submit the same by 15.12.2025.
6. The Committee directed the representatives of Mr. Bhasin to ensure that the list included each allottee's name, phone number, email address, unit number, allotted area, and the floor of the allotment. Additionally, they were instructed to incorporate details of any changes made to the allotments, including cancellations, substitutions etc.
7. The representatives of Mr. Bhasin were also once again directed to submit, by 13.12.2025, all the drawings and plans, as approved by UPSIDA from time to time, in respect of the project.
8. The Committee then noted that, to date, approximately 300 representations had been received. In the previous meeting, Mr. Mukesh Gupta had been directed to contact each allottee to apprise them of the meetings of the present Committee and to seek their

representations, upon receipt of a detailed list of allottees from Mr. Bhasin. However, since the said list was not provided by Mr. Bhasin, this exercise could not be undertaken.

- 9. After deliberation, the Committee decided that, to ensure that all stakeholders were aware of the present proceedings, a public announcement would be made in one Hindi and one English newspaper, inviting any remaining stakeholders to submit their representations by 22.12.2025. Upon suggestions from the attendees, it was further decided that similar information would also be displayed at a conspicuous location at the project site.
- 10. The Committee subsequently took up and addressed queries raised by the attendees.
- 11. The Committee once again assured all present that it shall make its best endeavors to submit its report as expeditiously as possible.

Decisions Taken

- The Committee shall undertake inspection of the Grand Venice project on **21.12.2025** from **10 AM to 1 PM**. The inspection would be carried out in the presence of an independent engineer having the requisite knowledge and experience, to be selected by the Committee. Arrangements will be made for the photography and videography of the entire inspection exercise.
- All stakeholders were at liberty to accompany the Committee for the inspection. However, it was advised that, in the interest of ensuring a meaningful and orderly inspection, it would be preferable for 5-6 representatives to accompany the Committee, as opposed to all stakeholders individually.
- The Committee directed the representatives of Mr. Satinder Singh Bhasin to submit, by **15.12.2025**, a detailed list of all allottees in the project including each allottee's name, phone number, email address, unit number, allotted area, and the floor of the allotment. Details of any changes made to the allotments, including cancellations, substitutions etc, are also to be reflected in the list.

- The Committee directed the representatives of Mr. Bhasin to submit, by **13.12.2025**, all the drawings and plans, as approved by UPSIDA from time to time, in respect of the project.
- The Committee directed Mr. Mukesh Gupta to issue a public announcement in one Hindi and one English newspaper, inviting any remaining stakeholders to submit their representations to the Committee by **22.12.2025**. Mr. Mukesh Gupta was also directed to display similar information at a conspicuous location at the project site.

Conclusion

There being no further points for discussion, the meeting concluded with the understanding that the Committee shall reconvene for inspection on **21.12.2025**.

Chairperson

Independent Committee

Report

Subject: Construction of Commercial Complex / Hotel / Multiplex

Plot No.: Plot No. SH-3, Block B, Surajpur Industrial Area, Site-4, Gautam Buddha Nagar, Uttar Pradesh -201310

Sub-head:

M.A. No. 239 of 2024 in Writ Petition (CRL.) No. 242 of 2019

1. Background

In the above-mentioned matter, the **Hon'ble Supreme Court of India**, vide its order dated **20th November 2025**, constituted a Committee comprising of :

- **Hon'ble Mr. Justice Deepak Gupta**, Retired Judge, Supreme Court of India – *(Chairperson)*.
- **Smt. Rekha Palli**, Senior Advocate, Retired Judge, Delhi High Court – *Member*

Among other responsibilities assigned to the Committee, the part scope of work included the following:

- a) To ascertain the **current status of construction** of the units along with necessary **statutory compliances**, enabling transfer of title and possession.
- b) To examine whether the units are in a **condition fit to be handed over** to the allottees.

2. Appointment and Site Inspection

Hon'ble Mr. Justice Deepak Gupta, Chairperson of the Committee, vide his **letter No. Nil** dated **20th December 2025**, associated the undersigned to provide **technical assistance and guidance** in the above matter. It was further stated that the undersigned, may associate one more person with me and accompany the Committee for **site inspection** scheduled on **21st December 2025**.



Accordingly, the undersigned, along with **Shri Sudhir Kumar Arya**, Former Superintending Engineer, DDA, accompanied the Committee on **21st December 2025**.

Subsequently, multiple site visits were undertaken on the following dates:

- 22nd December 2025
- 24th December 2025
- 26th December 2025
- 28th December 2025
- 31st December 2025
- 2nd January 2026

The inspections covered the building comprising the **commercial complex, and multiplex areas. Hotel is not included in the scope of visit.**

3. Preliminary Observations

Based on the inspections conducted, the following preliminary observations are recorded:

1. There are **deviations at site** with respect to the **sanctioned plans** as well as the **completion plans**.
 2. A **substantial quantum of work** still remains pending for completion of the project.
 3. The **Fire Clearance**, dated **25th July 2025**, is valid only up to a height of **57.15 meters**, corresponding to the **8th floor**.
 4. No partition walls from 9th floor to 14th floor, accordingly units are not identifiable. 15th floor not constructed
 5. 2 service floors as shown in the sanctioned plan do not exist.
 6. Flooring, Gates, Ceiling work, lighting, plasters are not done from 8th floor to 14th floor. Even till 8th floor these works are not complete.
 7. In the **completion plan**, there is **no floor numbering** shown for *Luxury Shop Floor-1* and *Luxury Shop Floor-2*.
- 

8. As a consequence, the floor marked as the 5th floor in the completion plan is designated as the 3rd floor at site, and the same discrepancy continues up to the top floor.
9. Essential services such as staircase, transformers, DG sets, air-conditioning chillers, air washers, and rest rooms are incomplete
10. None of the Lift/elevator in Commercial Office block is functional.
11. In its present condition, the complex cannot be considered complete or functional.
12. Quality-related issues are also visible during the preliminary inspection itself.

4. Status of Detailed Report

A detailed report, incorporating technical findings and compliance-related aspects, shall be submitted by 23rd January 2026.

5. Conclusion

The preliminary inspection clearly indicates that the project, in its present state, does not meet the requirements for completion, statutory compliances. It requires significant rectification and completion before it can be considered fit to, for handing over to allottees for occupation.

Submitted by:

Anant Kumar
Former Special Director General, CPWD
Former Engineer-in-Chief, PWD Delhi

Date: 2nd January 2026

Place : The Grand Venice Mall, Plot No. SH-3, Block-B, Surajpur Industrial Area, Site-4,
Gautam Buddha Nagar Uttar Pradesh- 201310