

**PROCEEDINGS OF THE DAY**

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Day and Date	Friday and 12.09.2025
Complaint No.	CR/6252/2024 Case titled as Kamlesh Kumar Gupta VS Unitech Limited
Complainant	Kamlesh Kumar Gupta
Represented through	Shri Aayush Rai proxy counsel
Respondent	Unitech Limited
Respondent Represented through	None
Last date of hearing	08.08.2025
Proceeding Recorded by	Naresh Kumari and HR Mehta

**Proceedings cum order**

The present complaint has been filed on 30.12.2024 and the reply on the behalf of respondent has not been filed yet.

Neither reply has been filed by the respondent nor the cost.

Despite multiple opportunities, the respondent has failed to file reply alongwith previous cost. None present on behalf of the respondent. In view of the above, the defence of the respondent is hereby struck of.

Upon perusal of the facts pertaining to the promoter i.e. M/s. Unitech Ltd. the Authority observes that that the Hon'ble Supreme Court has passed an order on 20.01.2020 in Civil Appeal No. 10856/2016 titled as Bhupinder Singh Vs. Unitech Ltd. Vide ibid order the Hon'ble Apex Court has constituted a new Board of Directors as proposed by the Union Govt. and it has been directed by the Apex Court that there shall be a 'moratorium' in cases pertaining to M/s Unitech Limited and its subsidiaries. Direction no. (vii) of ibid order is relevant and is reproduced herein for ready reference:



**HARERA**  
**GURUGRAM**

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**

हरियाणा भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

New PWD Rest House, Civil Lines, Gurugram, Haryana.

नया पी. डब्ल्यू. ई. विभाग का भू-संपदा विनियामक प्राधिकरण, गुरुग्राम

*"(vii) Pending further orders of this Court, there shall be a moratorium against the institution of proceedings against Unitech Limited and its subsidiaries. The moratorium shall also extend to existing proceedings against the company as well as the enforcement of orders that may have been passed against the company"*

Subsequently, the Hon'ble Supreme Court has passed an order on 16.01.2025 in said Civil Appeal No. 10856/2016 titled as Bhupinder Singh Vs. Unitech Ltd. wherein the Hon'ble Supreme Court, vide its directions, has explicitly directed that all ongoing projects of Unitech Ltd. shall remain exempt from the requirement of registration under the Real Estate (Regulation and Development) Act, 2016, until further orders.

*21. Having regard to the fact that the ongoing Unitech projects are being monitored by this Court and are being executed by the Government appointed Board of Directors, which is further being advised by a former Judge of this Court appointed under the order of this Court, and also that the periodical reports with regard to the completion of the projects will be submitted before us, we find it in the interest of justice to dispense with some of the procedural requirements in order to facilitate the release or advancement of house loans to the home-buyers of different Unitech projects. We, accordingly, direct that all the ongoing projects of Unitech shall remain exempted from registration under RERA till further orders.*

Accordingly, in view of the above direction of the Hon'ble Apex Court the present complaint is not maintainable before this Authority and thus the same is hereby dismissed.

Arun Kumar  
Chairman  
12.09.2025