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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ CO.APPL.(M) 6/2022, CO.APPL. 723/2023, CO.APPL. 465/2024
COSMIC VICTIMS ASSOCIATIONPetitioner

Through: Mr. Kalyan Dutt, Adv.

versus

COMIC STRUCTURES LIMITEDRespondent
Through: Ms. Ruchi Sindhvani, Sr. Standing
Counsel, Ms. Megha Bharara, Adv.
for OL.
Mr. Shlok Chandra, Mr. Parikshit
Singh Bhati, Ms. Lolita Crasta, Adv.

(2)
+ CO.APPL.(M) 7/2022
MEMBERS OF ASSETS REVIVAL SOCIETYPetitioner
Through: Mr. Mridula Agarwal, Adv.

versus

COSMIC STRUCTURES LIMITED & ANR.Respondents
Through: Ms. Ruchi Sindhvani, Sr. Standing
Counsel, Ms. Megha Bharara, Adv.
for OL.

(3)
+ CO.APPL.(M) 2/2023 & CO.APPL. 225/2024
COSMIC VICTIMS ASSOCIATIONPetitioner

Through:

versus

COSMIC STRUCTURES LIMITEDRespondent



Through: Ms. Ruchi Sindhwani, Sr. Standing Counsel, Ms. Megha Bharara, Adv. for OL.

(4)

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CO.APPL.(M) 3/2023, CO.APPL. 993/2023, CO.APPL. 52/2024
CO.APPL. 659/2024

RAJNI ANAND

.....Petitioner

Through:

versus

COSMIC STRUCTURES LIMITED & ANR.Respondents

Through: Ms. Ruchi Sindhwani, Sr. Standing Counsel, Ms. Megha Bharara, Adv. for OL.

Mr. Aditya Maheshwari, Mr. Shashwat Mukherjee, Advs.

(5)

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CO.PET. 152/2016, CO.APPL. 890/2017, CO.APPL. 2037/2017,
CO.APPL. 1410/2018, CO.APPL. 822/2019, CO.APPL. 823/2019,
CO.APPL. 932/2019, CO.APPL. 1266/2019, CO.APPL. 11/2020
CO.APPL. 12/2020, CO.APPL. 47/2020, CO.APPL. 423/2020,
CO.APPL. 441/2020, CO.APPL. 453/2020, CO.APPL. 663/2020,
CO.APPL. 317/2024, CO.APPL. 320/2024, CO.APPL. 346/2024,
CO.APPL. 132/2025, CO.APPL. 208/2025, CO.APPL. 257/2025,
CO.APPL. 634/2025, CO.APPL. 798/2025, CO.APPL. 800/2025,
CO.APPL. 803/2025, OLR 119/2018, OLR 159/2018, OLR 125/2019,
OLR 310/2019 & OLR 40/2020

RAJNI ANAND

.....Petitioner

Through: Mr. Rajendra Sahu, Ms. Nitika Dubey, Advs.



versus

COSMIC STRUCTURES LTD

.....Respondent

Through: Ms. Ruchi Sindhwani, Sr. Standing Counsel, Ms. Megha Bharara, Adv. for OL.
Mr. Harshit Goyal, Adv.
Mr. Daljeet Kaur, Adv.
Mr. Sandeep Kumar, Mr. Ajay Kumar, Advs. for applicant in CO.APPL.801/2025.
Mr. Suneet Kumar Aggarwal, Adv.
Mr. Anubhav Mishra, Adv.
Ms. Swati Verma, Adv.
Ms. Yogyata Jhunhunwala, Adv. for Smt. Sushila, & Mr. Naresh Kumar Godara.
Mr. Tushar Agarwal, Mr. Arun Kumar, Advs.

(6)

+ CRL.M.(CO.) 1/2023, CO.APPL. 517/2025(CM For Restoration)
CO.APPL. 519/2025

CASAITALIA SOCIAL WELFARE ASSOCIATION

.....Petitioner

Through: Mr. Gaurav Singh, Adv.

versus

ANUJ GAUR & ANR.

.....Respondents

Through: Ms. Ruchi Sindhwani, Sr. Standing Counsel, Ms. Megha Bharara, Adv. for OL.

(7)



+ CRL.O.(CO.) 11/2017 & CO.APPL. 1547/2017

COSMIC STRUCTURE LTD.(IN PROV.LIQN.)Petitioner

Through:

versus

SUSHANT MUTTREJA & ANR.Respondents

Through: Ms. Ruchi Sindhwani, Sr. Standing Counsel, Ms. Megha Bharara, Adv. for OL.

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

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27.01.2026

CO.APPL.(M) 6/2022, CO.APPL.(M) 7/2022, CO.APPL.(M) 2/2023 & CO.APPL.(M) 3/2023 and CO.APPL. 510/2025 in CO.PET. 152/2016

1. These applications have been filed by respective parties propounding schemes for revival of the specific real estate projects, which belong to company in liquidation.
2. *Ms. Ruchi Sindhwani*, Senior Standing Counsel for Official Liquidator ('*OL*') points out that previous applications for acceptance of the Schemes were rejected by a co-ordinate Bench of this Court by order dated 6th April 2022 in *CO.APPL. (M) 1/2020*, order dated 26th April 2022 in *CO.APPL. (M) 2/2020*, order dated 30th August 2022 in *CO.APPL. (M) 3/2022*, order dated 4th November 2022 in *CO.APPL. (M) 3/2022*, and order dated 5th September 2022 in *CO.APPL. (M) 4/2022*.
3. The crux of all these decisions, rejecting the schemes, was that no upfront payments were envisaged in the schemes. The schemes were entirely dependent on leveraging the properties by mortgaging them to financial



institutions and utilizing the land area as well as the unsold inventory for that purpose.

4. The other concern was that working capital was proposed to be raised for a period of *five* years, and would involve an additional issue of RERA approvals. In these contexts, the earlier applications were dismissed.

5. These applications in question also propose new revival schemes. However, what has transpired in the meantime is that a land parcel, being *Cosmic Masterpiece, Plot No.1, Sector 154, Noida, Greater Noida Expressway, Uttar Pradesh*, was taken over on 10th February 2017; in compliance of order dated 16th April 2024, however, the possession was directed to be handed over to *M/s Surya Jyoti Software Pvt. Ltd.*

6. The said order was upheld by the Division Bench by order dated 9th October 2025, and the Special Leave Petition was dismissed by the Supreme Court *vide* order dated 15th December 2025.

7. Accordingly, since this particular land parcel had to be released, various applicants seek to file *fresh revival scheme*, which will be considered by the Official Liquidator as and when filed.

8. Accordingly, applications stand disposed of. Liberty is granted to file afresh.

CO.APPL. 319/2019, CO.APPL. 446/2019, CO.APPL. 821/2019, CO.APPL. 1193/2019, CO.APPL. 302/2020, CO.APPL. 303/2020, CO.APPL. 454/2020, CO.APPL. 455/2020, CO.APPL. 631/2020, CO.APPL. 702/2020, CO.APPL. 741/2020, CO.APPL. 759/2020, CO.APPL. 186/2021 and CO.APPL. 821/2023 in CO.PET. 152/2016

1. All these applications have either been disposed of/or allowed/or rendered infructuous, as noted in various orders of the Court, provided by



Ms. Ruchi Sindhwani, Senior Standing Counsel for OL, as part of the tabulation presented.

2. All these applications may be shown as disposed of/not pending by the Registry of this Court.

CO.APPL. 1848/2017, CO.APPL. 1849/2017, CO.APPL. 194/2018, CO.APPL. 523/2018 in CO.PET. 152/2016

1. It is pointed out by *Ms. Ruchi Sindhwani*, Senior Standing Counsel for OL, that orders to dispose of such applications have already been passed on 26th April 2019 in CO.APPL. 319/2019.

2. The Court has no reason to differ with the view previously taken.

3. Accordingly, applications stand disposed of with the same directions that the claims may be filed in prescribed format within a period of six weeks.

CO.APPL. 774/2018 & CO.APPL. 769/2018 (Exemptions) in CO.PET. 152/2016

1. Exemptions allowed, subject to all just exceptions.

2. Applications stand disposed of.

CO.APPL. 841/2018 in CO.PET. 152/2016

1. This application already stands disposed of and has been rendered infructuous.

CO.APPL. 1189/2019, CO.APPL. 1190/2019, CO.APPL. 1191/2019 & CO.APPL. 1192/2019 in CO.PET. 152/2016

1. All these applications are disposed of as being infructuous in view of the orders being passed above.

CO.APPL. 453/2025 in CO.PET. 152/2016

1. Issue Notice.



2. Notice is accepted by *Ms. Ruchi Sindhwani*, Senior Standing Counsel on behalf of Official Liquidator, who shall file a status report.

3. Returnable on 22nd April 2026.

CO.APPL. 64/2026, CO.APPL. 452/2025, CO.APPL. 797/2025, CO.APPL. 799/2025, CO.APPL. 801/2025, CO.APPL. 802/2025 in CO.PET. 152/2016

1. These applications have been moved seeking condoning delay in filing the claim in prescribed format.

2. Applications are allowed only to the extent of *first prayer Clause*, relating to filing the claim in prescribed format. The same be filed within a period of next four weeks.

3. Applications stand disposed of.

CO.APPL. 62/2026 in CO.PET. 152/2016

1. This application has been filed stating that the matter is listed for final hearing on 22nd January 2026 before the National Consumer Dispute Redressal Commission (*NCDRC*).

2. Notwithstanding that the claimants would have to file a claim before the OL, considering the pleas made by counsel that the proceeding in the matter is at the tail end before the NCDRC, the application is allowed.

3. Any decree/order which may be obtained be filed with the Official Liquidator along with the claim, if any, and will be subject to assessment by the OL in accordance with law.

4. Application stands disposed of.

CO.PET. 152/2016 along with CO.APPL. 890/2017, CO.APPL. 2037/2017, CO.APPL. 1410/2018, CO.APPL. 822/2019, CO.APPL. 823/2019, CO.APPL. 932/2019, CO.APPL. 1266/2019, CO.APPL.



**11/2020, CO.APPL. 12/2020, CO.APPL. 47/2020, CO.APPL. 423/2020,
CO.APPL. 441/2020, CO.APPL. 453/2020, CO.APPL. 663/2020,
CO.APPL. 317/2024, CO.APPL. 320/2024, CO.APPL. 346/2024,
CO.APPL.132/2025,CO.APPL. 208/2025, CO.APPL. 257/2025,
CO.APPL. 634/2025, CO.APPL. 798/2025, CO.APPL. 800/2025,
CO.APPL. 803/2025, OLR 119/2018, OLR 159/2018, OLR 125/2019,
OLR 310/2019 & OLR 40/2020**
**CO.APPL. 517/2025(CM For Restoration) CO.APPL. 519/2025 in
CRL.M.(CO.) 1/2023**

&

CO.APPL. 1547/2017 in CRL.O.(CO.) 11/2017

1. Synopsis and tabulation filed by *Ms. Ruchi Sindhwani*, Senior Standing Counsel for Official Liquidator, be taken on record by the Registry.
2. Re-notify on 22nd April 2026.
3. Order be uploaded on the website of this Court.

ANISH DAYAL, J

JANUARY 27, 2026/ak