

ITEM NO.38

COURT NO.4

SECTION PIL-W

**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).1216/2020

ASHWINI KUMAR UPADHYAY

Petitioner(s)

VERSUS

UNION OF INDIA &amp; ORS.

Respondent(s)

WITH

W.P.(C) No. 1226/2020 (X)  
 (FOR ADMISSION)

W.P.(C) No. 1403/2020 (X)  
 (FOR ADMISSION)

W.P.(C) No. 175/2021 (X)  
 (FOR ADMISSION)

Date : 18-04-2022 These petitions were called on for hearing today.

CORAM :

HON'BLE DR. JUSTICE D.Y. CHANDRACHUD  
 HON'BLE MR. JUSTICE SURYA KANT

Mr. Devashish Bharuka, Adv. (AC)

For Petitioner(s) Mr. Ashwani Kumar Dubey, AOR

For Respondent(s) Mr. Tushar Mehta, SG  
 Ms. Aishwarya Bhati, ASG  
 Mr. Rajat Nair, Adv.  
 Ms. Ruchi Kohli, Adv.  
 Mr. Bhuvan Kapoor, Adv.  
 Mr. Durga Dutt, Adv.  
 Ms. Indira Bhakar, Adv.  
 Mr. Aman Sharma, Adv.  
 Shivika Mehra, Adv.  
 Mr. Amrish Kumar, AOR  
 Mr. Gurmeet Singh Makker, AOR

Mr. Pinaki Misra, Sr. Adv.  
 Mr. Rajesh P, AOR

for M/S. Karanjawala & Co., AOR

Mr. Abhimanyu Tewari, AOR  
 Ms. Eliza Bar, Adv.

Ms. Diksha Rai, AOR  
Ms. Ragini Pandey, Adv.

Mr. Manish Kumar, AOR  
Mr. Deep Prabhu, Adv.

Mr. S.C. Verma, Sr. Adv./Adv. Gen.  
Mr. Sumeer Sodhi, AOR  
Ms. Shreya Nair, Adv.

Mr. Abhinav Mukerji, AOR  
Mrs. Bihu Sharma, Adv.  
Ms. Pratishtha Vij, Adv.  
Mr. Akshay C. Shrivastava, Adv.

Mr. Arunabh Chowdhury, Sr. Adv/AAG  
Ms. Pragya Baghel, Adv.  
Ms Pallavi Langar, AOR  
Mr. Kumar Anurag Singh, Adv.  
Mr. Abhishek Roy, Adv.  
Mr. Aditya Kumar, Adv.  
Ms. Shelly Singh, Adv.

Mr. V. N. Raghupathy, AOR

Mr. Mukul Singh Dy. AG, M.P.  
Mr. Ramesh Thakur, Adv.  
Mr. Sunny Choudhary AOR

Mr. Aaditya A. Pande, Adv.  
Mr. Rahul Chitnis, Adv.  
Mr. Sachin Patil, AOR  
Mr. Geo Joseph, Adv.  
Ms. Shwetal Shepal, Adv.

Mr. Avijit Mani Tripathi, AOR  
Mr. T.K. Nayak, Adv.  
Mr. Upendra Mishra, Adv.  
Mr. P.S Negi, Adv.  
Mr. S.R. Kochher, Adv.

Mr. Kiran Kumar Patra, AOR  
Mr. Chandan Maity, Adv.

Mr. Surjendu Sankar Das, AOR  
Ms. Annie Mittal, Adv.

Mrs. G. Indira, AOR

Mr. Vaibhav Niti, AOR

Mr. G. Prakash, AOR,

Mr. Pukhrambam Ramesh Kumar, Adv.  
 Ms. Anupama Ngangom, Adv.  
 Mr. Karun Sharma, Adv.  
 Mr. Krishna Shree Devee, Adv.  
 Mr. Saurabh Choudhary, Adv.

Mr. Amit Kumar Singh, Adv.  
 Mrs. K. Enatoli Sema, AOR  
 Ms. Chubalemla Chang, Adv.

Mr. Ankur S. Kulkarni, AOR

Ms. Taruna Ardhendumauli Prasad, AOR

Mr. Vivek Kolhi, Adv. Gen.  
 Mr. Sameer Abhyankar, AOR  
 Ms. Yeshi Rinchen, Adv.  
 Mr. Abhinav Mishra, Adv.  
 Ms. Nishi Sangtani, Adv.

Mr. Shailesh Madiyal, AOR

Mr. Mahfooz A. Nazki, AOR  
 Mr. Polanki Gowtham, Adv.  
 Mr. Shaik Mohamad Haneef, Adv.  
 Mr. T. Vijaya Bhaskar Reddy, Adv.  
 Mr. K.V. Girish Chowdary, Adv.  
 Ms. Rajeswari Mukherjee, Adv.

Mr. Siddhesh Kotwal, Adv.  
 Ms. Ana Upadhyay, Adv.  
 Ms. Manya Hasija, Adv.  
 Mr. Akash Singh, Adv.  
 Ms. Preeti Singh, Adv.  
 Mr. Nirnimesh Dube, AOR

Mr. V.V.V.M.B. Pattabhiram, DAG  
 Mr. Pashupati Nath Razdan, AOR  
 Mr. Astik Gupta, Adv.  
 Ms. Rashmi Singhania, Adv.

Mr. Anand Sanjay M. Nuli, Adv.  
 Mr. Suraj Kaushik, Adv.  
 Mr. Agam Sharma, Adv.  
 Mr. Dharm Singh, Adv.  
 For M/S. Nuli & Nuli, AOR

Mr. Neeraj, AAG  
 Mr. Piyush Beriwal, Adv.  
 Mr. Ankit Raj, Adv.

Mr. Vedansh Anand, Adv.  
Dr. Monika Gusain, AOR

Mr. Anmol Rattan Sidhu, Adv. Gen.  
Mr. Shiv Kumar Sharma, Adv.  
Mr. R.K. Rathore, Adv.  
Ms. Jaspreet Gogia, AOR

Dr. Joseph Aristotle S., AOR  
Ms. Nupur Sharma, Adv.  
Mr. Shobhit Dwivedi, Adv.  
Mr. Sanjeev Kumar Mahara, Adv.

Mr. Nikhil Majithia, AOR

Mr. Kaleeswaram Raj, Adv.  
Mr. Mohammed Sadique T.A, AOR  
Mr. Varun C. Vijay, Adv.  
Ms. Thulasi K. Raj, Adv.

Mr. Rajesh P., AOR

Mr. Nishe Rajen Shonker, AOR  
Mrs. Anu K. Joy, Adv.  
Mr. Alim Anvar, Adv.

Mr. Shuvodeep Roy, AOR  
Mr. Ishaan Borthakur, Adv.

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

- 1 On 2 March 2022, the Secretary in the Union Ministry of Housing and Urban Affairs addressed a communication to the Chief Secretaries of the States/UTs calling for the following information:
  - (i) the latest copy of the agreement for sale rules notified by the State/UT under the RERA; and
  - (ii) a comparison sheet between the said rules and the rules framed by the Union Ministry of Housing and Urban Affairs for UT s without a legislature.

- 2 The Court has been apprised of the fact that five States initially responded to the letter. Following this, a comparison sheet was prepared by the Ministry which was circulated on 12 April 2022 to all the States/UTs, whose responses were requested. The matter rests at that stage presently.
- 3 In order to facilitate the exercise which is being carried out by the Union Ministry of Housing and Urban Affairs under the auspices of the orders of this Court, we direct all the Chief Secretaries of the States/UTs, as the case may be, to positively respond to the communication dated 2 March 2022 and the email dated 12 April 2022 by circulating the information to the Secretary, Ministry of Housing and Urban Affairs, Government of India on or before 15 May 2022.
- 4 Ms Aishwarya Bhati, Additional Solicitor General and Mr Devashish Bharuka, *amicus curiae* have assured the Court that the information shall be duly processed and a concise report indicating whether the state rules comply with the substratum of the rules which have been framed by the Union government under the RERA shall be submitted.
- 5 List the petitions in the third week of July 2022.

**(SANJAY KUMAR-I)**  
**AR-CUM-PS**

**(SAROJ KUMARI GAUR)**  
**COURT MASTER**