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'No coercive steps': SC relief for realtor in Sports City project

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NOIDA: In an interim relief, the Supreme Court has stayed coercive action against developer Lotus Greens in connection with the Sports City Project SC-02 in Noida's Sector 150. The order was issued in response to a plea by Lotus Green Constructions challenging an earlier ruling by the Allahabad high court.

A bench of justices MM Sundresh and Rajesh Bindal, in its order, said, "Permission to file a Special Leave Petition is granted... Issue Notice. In the meantime, the proceedings shall go on, but no coercive steps shall be taken."

The Allahabad court had last month ordered a CBI probe into an alleged nexus between builders and Noida authority officials, citing multiple violations in the scheme's implementation. Despite withdrawal of writ petitions by Lotus Greens, the HC, on February 24, 2025, had directed the CBI to file a complaint against all officials and builders allegedly involved in irregularities related to the Sports City project. The court had further instructed Noida authority to serve notices to all stakeholders within a week, demanding full payment of outstanding dues, including interest and penalties.

Following the HC's order, the authority issued a press release last week asking realtors to clear their dues within a month. The outstanding dues on the project currently stand at nearly ₹2,700 crore, including interest and penalties.

A spokesperson for Lotus



Gaur Sportswood in Sector 79, Noida, one of the affected projects under the Sports City scheme.
SUNIL GHOSH/HT PHOTO

Greens expressed hope that the apex court's intervention would pave the way for resolving the ongoing crisis. "We will comply with the SC order and hope that in view of the homebuyers' plight, the UP government and the Noida authority will address the issues, paving the way for a solution to the Sports City issues, which delay the delivery of the units to the homebuyers," the spokesperson added.

The Sports City scheme for SC-02 in Sector 150 was launched in June 2014, covering 12 lakh sqm. The project was designed with 70% land allocation for sports facilities and open areas and 30% for group housing and commercial purposes. Lotus Greens, leading a consortium of developers, received the allotment in September 2014 through a technical and financial bid process. Due to land unavailability, the Noida authority granted a "Zero Period" to the developer until September 30, 2016. The project master plan was later

approved in January 2017. But the development was disrupted after Noida authority imposed curbs on Sports City projects in its 201st Board Meeting on January 18, 2021. The move affected nearly 10,000 homebuyers who had invested in the project.

The Public Accounts Committee of UP legislative assembly, meanwhile, which had reviewed the Comptroller and Auditor General's 2020 objections, had directed Noida authority to remove curbs on the Sports City project and approve Lotus Greens' revised master layout plan. Additionally, the UP government had informed the Allahabad HC that a probe into the Sports City was underway.

Despite these developments, Noida authority hasn't provided occupancy certificates for the housing projects within Sports City. Noida authority CEO Lokesh M declined to comment, saying officials would review the order before making any statement.

Tenders floated for Phase 1 Metro expansion