

NATIONAL COMPANY LAW APPELLATE TRIBUNAL
PRINCIPAL BENCH, NEW DELHI

Company Appeal (AT) (Ins) No. 1714 of 2025

IN THE MATTER OF:

Bahar Housing and Developers

...Appellant

Versus

Hemant J Mehta & Ors.

...Respondent

Present:

For Appellant : Mr. Ashish Verma, Mr. Sitwat Nabi, Mr. Hardik Vashisht, Ms. Aditi Chaudhary and Mr. Saksham Thareja, Advocates.

**For Respondent : Ms. Swati Dalmia and Mr. Orijit Chatterji, Advocates for R1.
Mr. Puneet Singh Bindra, Mr. Rishabh Gupta and Ms. Shaanya Shukla, Advocates for R2.
Mr. Ankur Mittal, Ms. Sabhya Jain and Mr. Srijan Jain, Advocates for R3/ CoC.**

O R D E R
(Hybrid Mode)

11.11.2025: Heard counsel for the appellant as well as counsel for the respondents.

This appeal has been filed against the order dated 07.10.2025 by which Adjudicating Authority has rejected intervention petition (IBC) no. 137(MB)/2025. Application was filed in IA 198/2025 which was reserved by the Adjudicating Authority on 01.09.2025. The Adjudicating Authority in para- 2 & 3 of the order observed as follows:-

“2. We have fully heard and order in I.A 198/2025 has already been reserved on 01.09.2025. The issue involved in I.A 198/2025 was regarding interpretation of the terms

and conditions of RFRP and whether or not the ranking and inter-se bidding/challenge mechanism was mandatory process or not. It has nothing to do with the prayers sought in the present application regrading Salt Pan Lands.

3. The present application is totally unconnected with IA 198/2025, which has already been heard and reserved for order and is awaiting pronouncement. The present application in our view is a frivolous application and is liable to be dismissed.”

We do not find any error in the order by which intervention has been rejected. Ld. Counsel for the appellant however submitted that he has already filed an IA No. 5324 of 2024 which is pending consideration. The present application seeking intervention in IA No. 198/2025 was refused by Adjudicating Authority, we do not find any error in the order refusing intervention. The application 5324 of 2024 is an application filed by the appellant which is pending consideration and shall be decided in accordance with law.

With these observations, we dismiss the appeal.

**[Justice Ashok Bhushan]
Chairperson**

**[Barun Mitra]
Member (Technical)**

Harleen/MD