



Conditional Occupancy Certificate Issued by NOIDA Authority for Godrej Nest Project, Sector 150, Sports City, Noida

Case Title: Brick Rise Developers Pvt. Ltd. v. State of U.P. & Ors. [SLP(C) No. 38149/2025]

Court: Supreme Court of India

Date of Order: September 26, 2025 [[Read Order Here](#)]

Bench: Justice M. M. Sundresh & Justice Satish Chandra Sharma

The Hon'ble Supreme Court of India has directed the New Okhla Industrial Development Authority (NOIDA) to issue a Conditional Occupancy Certificate for six (06) residential towers forming part of the Godrej Nest Project located in Sector 150, Sports City, Noida. This development marks a crucial step forward for homebuyers and stakeholders awaiting completion and possession within this landmark residential project in Sports City.

The Conditional Occupancy Certificate has been directed to be granted by the NOIDA Authority in compliance with the Court's order in the Special Leave Petition filed by Brick Rise Developers Pvt. Ltd., a consortium member of the Sector 150 Sports City project led by Lotus Greens. The petition challenged an earlier judgment of the Hon'ble Allahabad High Court that had raised issues concerning project dues, development timelines, and related investigations.

Upon hearing the matter, the Hon'ble Supreme Court ordered that Conditional Occupancy Certificates be issued for six towers of the Godrej Nest Project within a period of six weeks. The Court clarified that these Conditional Occupancy Certificates shall remain subject to the outcome of the pending Special Leave Petitions and any further directions that may be passed by the Supreme Court.

The Hon'ble Court further observed that all consequent and necessary approvals must be processed by the NOIDA Authority strictly in accordance with applicable building regulations and byelaws, enabling commencement of possession in the Sector 150, Sports City project. The Court, however, clarified that the grant of the Conditional Occupancy Certificate for the Godrej Nest towers in Sector 150 shall not be treated as a precedent for other developers or allottees in Sports City.

This direction from the Supreme Court is a significant milestone in the ongoing Sector 150, Sports City development, providing much-needed relief to homebuyers awaiting possession in the Godrej Nest Project. It also underscores the judicial emphasis on balancing regulatory compliance with the need to facilitate timely delivery of housing projects under oversight of the NOIDA Authority.

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