



thought fit to condone the delay of 2361 days in preferring the First Appeal.

2. The Respondents before us are the original plaintiffs, whereas the petitioner before us is the original defendant.

3. The Society transferred by way of sale in favour of the petitioner a parcel of land admeasuring 6500 Sq. Yards way back in 1993. In 2006, a Civil Suit came to be instituted praying for a declaration that the sale deed was null and void as the same was without sale consideration.

4. The Suit came to be dismissed in the year 2015.

5. Being dissatisfied with the Judgment and Decree passed by the Trial Court, the Respondents went in appeal before the High Court. There was a delay of 2361 days in preferring the First Appeal. The application for condonation of delay filed by the Respondents came to be allowed and thereby the delay was condoned.

6. In such circumstances, the petitioner is here before us with the present petition.

7. According to Mr. Navin Pahwa, the learned Senior counsel appearing for the petitioner that over a period of time, his client has developed the entire plot of land admeasuring 6500 Sq. Yards and third party rights have been created. He would submit that there was no good ground for the High Court to condone the gross delay of 2361 days.

8. The High Court seems to have assigned its own reasons for condoning the delay.

9. Ordinarily, when the Appellate Court condones the delay, we would be reluctant to interfere. However, we would like to know what type of development has taken place on this suit property.

10. For this purpose, Mr. Pahwa shall file an affidavit highlighting the developments along with photographs.

11. Let such affidavit be filed within a period of two weeks from today. One copy of the affidavit that may be filed by the petitioner shall be furnished to the learned counsel appearing for the Respondents. If the Respondents want to respond to

*the same, rejoinder shall be filed within one week thereafter.*

*12. List it after three weeks."*

3. Having heard the learned senior counsel appearing for the parties and having gone through the materials on record, we are of the view that the High Court should not condone the delay of 2361 days in preferring the First Appeal against the judgment and decree passed in Original Suit No. 244 of 2006.

4. In view of the aforesaid, the impugned order passed by the High Court is set aside and the appeal is allowed.

5. Pending application(s), if any, stands disposed of.

.....J.  
[J.B.PARDIWALA]

.....J.  
[VIJAY BISHNOI]

New Delhi  
04<sup>th</sup> May, 2026.  
cd

ITEM NO.43

COURT NO.7

SECTION XII-A

S U P R E M E C O U R T O F I N D I A  
RECORD OF PROCEEDINGS

Petition for Special Leave to Appeal (C) No.29637/2024

[Arising out of impugned final judgment and order dated 19-06-2024 in IA No. 1/2021 passed by the High Court of Andhra Pradesh at Amravati]

M/S. RAMSHIL CONSTRUCTIONS PRIVATE LIMITED                      Petitioner(s)

VERSUS

THE TRUST ASSOCIATION OF CBCNC & ORS.                      Respondent(s)

IA No. 79582/2025 - ADDITION / DELETION / MODIFICATION  
PARTIES, IA No. 140932/2025 - INTERVENTION/IMPLEADMENT

Date : 04-05-2026 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.B. PARDIWALA  
HON'BLE MR. JUSTICE VIJAY BISHNOI

For Petitioner(s) :Mr. Navin Pahwa, Sr. Adv.  
Mr. Kasi Nageshwara Rao P., Adv.  
Mr. P. Mohith Rao, AOR  
Mr. V.v Ravi Prasad, Adv.  
Ms. J Akshitha, Adv.  
Mr. J Venkat Sai, Adv.  
Mr. Eugene S Philomene, Adv.  
Mr. Dipankar Mukherjee, Adv.

For Respondent(s) :M/S. Veritas Legis, AOR  
Mr. Ananga Bhattacharyya, Adv.  
Ms. Devahuti Tamuli, Adv.  
Mr. Krishanu Barua, Adv.

Mr. S. Niranjan Reddy, Sr. Adv.  
Ms. Nina R. Nariman, Adv.  
Mr. Rahul Jayapala Reddy, Adv.  
Mr. Svarit Uniyal Mishra, Adv.  
Ms. Padmja Mishra, Adv.  
Ms. Ankita Gupta, AOR  
  
Ms. Kheyali Singh, AOR

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

1. Leave granted.
2. Appeal is allowed in terms of the signed order.
3. Pending applications including the application for intervention/impleadment shall also stand disposed of.

(CHANDRESH)  
ASTT. REGISTRAR-cum-PS

(Signed order is placed on the file)

(POOJA SHARMA)  
COURT MASTER (NSH)