

S U P R E M E C O U R T O F I N D I A  
R E C O R D O F P R O C E E D I N G S

Petition(s) for Special Leave to Appeal (C) No(s). 17514/2026

[Arising out of impugned final judgment and order dated 17-04-2026 in RSA No. 1243/2026 passed by the High Court of Punjab & Haryana at Chandigarh]

HITESH BHARDWAJ

Petitioner(s)

VERSUS

M/S J V BUILDERS PRIVATE LTD & ORS.

Respondent(s)

FOR ADMISSION

Date : 20-05-2026 This petition was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE MANOJ MISRA  
HON'BLE MR. JUSTICE MANMOHAN

For Petitioner(s) :

Mr. C. Mohan Rao, Sr. Adv.  
Mr. Mohit Kumar Sharma, Adv.  
Mr. Viresh B. Saharya, AOR  
Mr. Lokesh Sharma, Adv.  
Mr. Akshat Agarwal, Adv.  
Mr. Rishabh Mathur, Adv.

For Respondent(s) :

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

1. The submission of the learned counsel for the petitioner is that the limitation for institution of the Suit would run from 23.04.2008 that is the date when the plaintiff called upon the defendant to execute the sale deed and the defendant did not turn up in response to the notice.

2. It is the case of the petitioner that the said date would be deemed to be the date of refusal and, therefore, under Article 54 of the Limitation Act, limitation of 3 years would commence from the said date. However, the courts below have taken the limitation to commence from 31.12.2008 which is the last date by which the deed had to be executed. It is the case of the petitioner that the outer time limit for performance of the contract cannot be treated as the date fixed for its performance and, therefore, limitation would not commence from the said date. Admittedly, the Suit was instituted on 14.11.2011, that is beyond three years from 23.04.2008.

3. Matter requires consideration.

4. Issue notice, returnable in six weeks.

5. In the meantime, the effect and operation of the impugned decree shall remain stayed.

(CHETAN ARORA)  
ASTT. REGISTRAR-cum-PS

(SAPNA BANSAL)  
COURT MASTER (NSH)