

ITEM NO.33

COURT NO.16

SECTION IX

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). 7516-7517/2026  
[Arising out of impugned judgment and orders dated 25-09-2025 in  
CAA No. 372/2025 & CAP(L) No. 2311/2023 passed by the High Court of  
Judicature at Bombay]

AVS REALTORS

Petitioner(s)

VERSUS

HARSHAD B. SHAH &amp; ORS.

Respondent(s)

IA No. 29501/2026 - EXEMPTION FROM FILING C/C OF I/JUDGMENT, IA No.  
29502/2026 - PERMISSION TO FILE ADDL.DOCS./FACTS/ANNEXURES

Date : 04-05-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE K.V. VISWANATHAN  
HON'BLE MR. JUSTICE S.V.N. BHATTI

For Petitioner(s) Mr. P.Y.Shankar, Adv.  
Mr. G.ananda Selvam, Adv.  
Mr. Habib Muzaffar, Adv.  
Mr. P. Srinivasan, AOR

For Respondent(s) Mr. P. Soma Sundaram, AOR  
  
Mr. Mohit D. Ram, AOR  
Mr. Pratik Kothari, Adv.  
Mr. Atman Mehta, Adv.  
Mr. Vipul Patel, Adv.  
Mrs. Nayan Gupta, Adv.

Mr. Mahesh Swami, Adv.\*

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

1. There is an error in the order dated 16.02.2026,  
paragraph 3 would stand corrected and reads as under:-

"Parties have favourably responded to a suggestion from  
the Court that an amicable resolution of the dispute may  
be explored through mediation."

This paragraph will stand substituted instead of the  
original paragraph 3 of order dated 16.02.2026.

2. The mediation has failed.
3. Having heard Mr. P.Y.Shankar, learned counsel for the petitioner, Mr. Mohit D. Ram, learned counsel for the respondent nos.1 & 2 and Mr. Mahesh Swami, learned counsel for respondent no.3 and also on the peculiar facts of the case, we are not inclined to interfere with the impugned order(s).
4. We, however, leave the question of law open.
5. We further make it clear that all objections available in law including right to file proceedings under Section 16 of the Arbitration and Conciliation Act, 1996, if any, are kept open.
6. Needless to say that as and when such remedies are invoke, the arbitrator will decide uninfluenced by the observations in the impugned order.
7. The Special Leave Petitions are disposed of in the above terms.
8. Pending application(s), if any, shall also stand disposed of.

(NIRMALA NEGI)  
ASTT. REGISTRAR-cum-PS  
\*appearance not given

(MANOJ KUMAR)  
COURT MASTER (NSH)