

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
CIVIL APPELLATE JURISDICTION

SECOND APPEAL NO. 534 OF 2025

Shuvam Pandit ...Appellant

**Versus**

Kiyana Ventures LLP. ...Respondent

Mr. Rubin Vakil, i/b Humra Syed a/w Bishwajeet Mukherjee,  
for the Appellant.

Mr. Vikramjit Garewal, a/w Abin P. (through VC) and Kartik  
Joshi, for the Respondent.

CORAM: N. J. JAMADAR, J.

DATED: 17<sup>th</sup> SEPTEMBER, 2025

**PC:-**

1. Heard the learned Counsel for the parties.
2. This appeal is directed against an order passed by the Maharashtra Real Estate Appellate Tribunal, Mumbai, in Misc. Application No.452 of 2024 on 5<sup>th</sup> May, 2025, whereby the application preferred by the appellant for condonation of 112 days delay in preferring the appeal against the order passed by the Maharashtra Real Estate Regulatory Authority on 2<sup>nd</sup> January, 2024, came to be rejected.
3. Having heard the learned Counsel for the parties, the following substantial question of law arises for consideration:

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“Whether the Appellate Tribunal misconstrued the cause ascribed by the appellant – applicant for condonation of delay and that vitiated the ultimate order passed by the Appellate Tribunal?”

4. Post the Second Appeal for hearing on 1<sup>st</sup> October, 2025.
5. The parties are put to notice that, an endeavour would be made to decide the appeal finally at the stage of admission.

[N. J. JAMADAR, J.]