

Sayali

SAYALI
DEEPAK
UPASANI

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

WRIT PETITION NO.14245 OF 2025

Digitally signed by
SAYALI DEEPAK
UPASANI
Date: 2026.03.09
17:34:49 +0530

Ruby Kanakaraj Narapareddy ... Petitioner
V/s.
Sharad Apartment Co-op Housing
Society Ltd ... Respondents

None for petitioner.

Mr.Dhruti Kapadia, AGP for State-Respondent nos. 2
and 3.

Mr. Amogh Singh with Monika Shekhawat i/b
Abhishek Mishra, for Respondent no. 1.

CORAM : AMIT BORKAR, J.

DATED : MARCH 09, 2026

P.C.:

1. The challenge in this petition arises out of an order passed by the Registrar in exercise of the power under Section 154B(29) of the MCS Act. The petitioner challenges the order by filing a revision application. However, there was a delay of 109 days in filing the revision application. The revisional authority, by the impugned order, rejected the application for condonation of delay. Hence, the petitioner has filed the present petition.

2. The reason assigned by the petitioner is that the petitioner is suffering from a serious disease and therefore it was not available for them to call an Advocate.
3. In my opinion, the reason assigned constitutes sufficient cause for condoning the delay of 109 days. Hence, the revisional authority has condoned the delay.
4. Rule is made absolute in terms of prayer clause 'a'.
5. The revisional authority shall decide Revisional Application No. 2726 of 2025 after ensuring compliance under Section 154(2A) of the MCS Act.
6. The petition is disposed of.

(AMIT BORKAR, J.)