

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
INTERIM APPLICATION NO.467 OF 2026
IN
SECOND APPEAL (ST) NO.41415 OF 2025**

Mahanagar Realty ... Appellant
versus
Anita Jayant Oswal ... Respondent

**WITH
INTERIM APPLICATION NO.472 OF 2026
IN
SECOND APPEAL (ST) NO.41413 OF 2025**

Mahanagar Realty ... Appellant
versus
Anita Jayant Oswal ... Respondent

**WITH
INTERIM APPLICATION NO.474 OF 2026
IN
SECOND APPEAL (ST) NO.41417 OF 2025**

Mahanagar Realty ... Appellant
versus
Anita Jayant Oswal ... Respondent

Mr. Anuj Desai i/by Mr. Ashwin Pimpale, for Applicant-Appellant.
Mr. Nimay Dave with Mr. Mohit Advani i/by Mr. Dinesh Parmar, Mr. Suneet Tyagi, for Respondent.

CORAM: N.J.JAMADAR, J.

DATE : 21 JANUARY 2026

P.C.

1. Heard the learned Counsel for the parties.
2. These applications for condonation of 15 days delay in filing appeals under Section 58 of the Real Estate (Regulation & Development) Act, 2016. In

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effect, the Applicant-Appellant seeks to assail two orders passed by the Maharashtra Real Estate Appellate Tribunal (the Appellate Tribunal). First dated 15 October 2025 and second dated 15 December 2025. The second order is, in a sense, sequel to the first order dated 15 October 2025. As there is a delay in assailing the first order dated 15 October 2025, the instant Interim Applications are filed.

3. Having regard to the short period of delay, the fact that the subsequent order dated 15 December 2025, which is a sequel to order dated 15 October, 2025, has been assailed and for the reasons assigned in the Applications, and, with a view to advance the cause of substantive justice, the Applications stand allowed.

4. Delay in preferring appeals against the orders dated 15 October 2025 stands condoned.

5. Interim Applications stand disposed.

(N.J.JAMADAR, J.)