



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
INTERIM APPLICATION NO.2041 OF 2026
IN
SECOND APPEAL (ST) NO.1808 OF 2026**

M/s. Ekta Shubham Venture (now
known as Ekta Realtors)

... Applicant

versus

Lakshmi Iyer

... Respondent

Mr. Vikramjit Garewal with Mr. Abir P. (through VC), Ms. Sharmila A. i/by
Wadia Ghandy and Co., for Applicant.

Mr. Yash Balkur i/by Actus Lit Partners, for Respondent.

CORAM: N.J.JAMADAR, J.

DATE : 25 MARCH 2026

P.C.

1. Heard the learned Counsel for the parties.
2. This application is preferred seeking condonation of 10 days delay in filing the Second Appeal against an order dated 16 June 2025 passed by the Maharashtra Real Estate Appellate Tribunal, Mumbai in Appeal No.174712 of 2023.
3. In paragraph Nos.11 and 13 of the application, the applicant has ascribed reasons for the delay in filing the appeal. Having regard to the period of delay and the reasons ascribed in the application, the delay deserves to be condoned. Thus, to advance the cause of substantive justice and decide the appeal on merits rather than shutting out the remedy on technicalities, this Court is inclined to allow the application.

4. Hence, the Interim Application stands allowed.
5. Delay in preferring the second appeal stands condoned.
6. Second Appeal be numbered and listed for hearing on 8 April 2026.
7. Interim Application stands disposed.

(N.J.JAMADAR, J.)