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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **RFA(COMM) 674/2025**

ANKITA ARORA & ANR.

.....APPELLANTS

Through: Mr. Rajat Aneja, Mr. Saubhagya
Chauriha and Mr. Karan Deep Singh,
Advocates

versus

VARDHMAN PROPERTIES LIMITED

.....RESPONDENT

Through: Mr. Jai Sahai Endlaw and Mr. Gaurav
Sindhwani, Advocates

CORAM:

HON'BLE MR. JUSTICE NITIN WASUDEO SAMBRE

HON'BLE MR. JUSTICE AJAY DIGPAUL

ORDER

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07.05.2026

**CM APPL. 30516/2026 (fresh by resp. for delay of 08 days in re-filing
cross objections)**

1. The present application is moved by respondent seeking condonation of delay of 8 days in re-filing cross objections.
2. For the sufficient reasons mentioned in the application, the delay of 8 days in re-filing cross objections stands condoned.
3. The application stands disposed of accordingly.

CM APPL. 30515/2026

4. In suit for declaration, specific performance, possession, mandatory injunction, permanent injunction and recovery, the Commercial Court ruled against the appellants/original plaintiffs thereby dismissing the suit claim which has given rise to the present commercial appeal.



5. During the conduct of the suit, it is the case of the respondent that the Commercial Court has committed an error in not recording a positive finding in its favour on the aspects of (a) the suit being barred by limitation; and (b) based on an Agreement to Sale, since it was insufficiently stamped and not registered, the same is inadmissible in evidence and warrants impounding.
6. On the aforesaid grounds, the present application for cross-objection in the present appeal is moved.
7. Issue notice of the present application to the non-applicants/appellants.
8. *Mr. Rajat Aneja*, learned counsel waives notice for the non-applicants/appellants.
9. List on the date already fixed in the main appeal, *i.e.*, 27th July, 2026.
10. Let the Trial Court record and proceedings be called before the next date of hearing.

NITIN WASUDEO SAMBRE, J

AJAY DIGPAUL, J

MAY 7, 2026/pr/ok