



---

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY**

**ORDINARY ORIGINAL CIVIL JURISDICTION**

**INTERIM APPLICATION (L) NO.20655 OF 2024**

**IN**

**CONTEMPT PETITION (L) NO.30732 OF 2022**

RNA Splendour Buyers Association

...Applicant /  
Petitioner

***Versus***

A A Estates Private Limited & Ors.

...Respondents

**WITH**

**CONTEMPT PETITION (L) NO.30732 OF 2022**

**IN**

**SUIT NO.228 OF 2022**

RNA Splendour Buyers Association & Ors

... Petitioners

***Versus***

A. A. Estate Private Limited & Ors.

...Respondents

**WITH**

**INTERIM APPLICATION NO. 1722 OF 2025**

**In**

**CONTEMPT PETITION (L) NO.30732 OF 2022**

Shilpa Manish Rach

...Applicant

***Versus***

RNA Spendour Buyers Association

...Respondent

**WITH**

**INTERIM APPLICATION (L) NO.20655 OF 2024**

**IN**

**CONTEMPT PETITION (L) NO.30732 OF 2022**

RNA Spendour Buyers Association

...Applicant

***Versus***

A. A. Estate Private Limited & Ors.

...Respondents



---

**Mr. Rohan Savant** *a/w Agam Mehta & Abhijeet Mahadeokar i/b. Diwakar Gond, for the Petitioner.*

**Ms. Viloma Shah,** *i/b M/s AVP Partners for Respondent No.1A to 1D.*

**Mr. Rohaan Cama** *a/w Anish Karande, i/b Pritesh Burad Associates, for Respondent No.2.*

**Mr. Shadab Jaan,** *for Respondent No.2 in CONPL/30732/22.*

**Mr. Pritesh Burad** *a/w Shreyas Moharir i/b Pritesh Burad Associates for Respondent No.3, 5 & 6.*

**Mr. Atul Damle, Senior Advocate,** *i/b. Mayur Faria for Respondent No.4.*

---

**CORAM : SOMASEKHAR SUNDARESAN, J.**

**DATE : March 23, 2026**

**ORDER :**

1. There is a consensus that in paragraph 8 of the order dated March 13, 2026, the reference to words “*58,125 square feet*” should be replaced by “*36,034 square feet*”.

2. In paragraph 33(a) of the said order, the sentence “*On the face of the record, the end-use and purposes to which this money was to be deployed as a matter of undertaking given to this Court, have **not** been violated*” should be replaced as follows:-



“On the face of the record, the end-use and purposes to which this money was to be deployed as a matter of undertaking given to this Court, have been violated.”

3. In paragraph 33(h)(A)(iv) of the said order, the word “*approved*” shall be substituted by “*accrued*”.

4. The rest of the aforesaid order remains unaltered. The original order shall be corrected and made available to the parties.

5. In paragraph 33(b) of the said order, it is common ground that in fact even as of March 13, 2026, there is a shortfall of Rs.59,150/- in bringing in the full amount. Mr. Cama submits that the same shall be deposited before ***12:00 noon tomorrow i.e. March 24, 2026.***

6. Mr. Cama would also submit that the deadline for the first deposit of Rs.4.5 crore which was scheduled for March 30, 2026 has been met. Registry shall confirm the same.

7. The Registry has filed a note listing the various fixed deposits that have been created from the amounts deposited so far and has stated that it is unable to provide the actual accrued interest amount without premature liquidation. When accruals as of today are sought, it is incumbent on the Registry to check with the respective banks and



identify the actual amounts that would have accrued in the event of the fixed deposits being notionally liquidated as of today. Let such information be sought from the banks and submitted in a supplemental report before the next date. It is made clear that no fixed deposit is to be liquidated without order of this Court.

8. List on *April 10, 2026 at 3:00 p.m.*
  
9. All actions required to be taken pursuant to this order shall be taken upon receipt of a downloaded copy as available on this Court's website.

[ SOMASEKHAR SUNDARESAN, J.]