



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.]