

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NO. 4401/2024

RAMESH SINGH RAWAT APPELLANT(S)

VERSUS

SPG GLOBAL DISTRIBUTION PRIVATE RESPONDENT(S)
LIMITED

O R D E R

We do not think that the appellant - Ramesh Singh Rawat is entitled to the benefit of Section 53A of the Transfer of Property Act, 1882, as the agreement to sell in question is unregistered and was purportedly executed on 31.03.2018.

Recording the aforesaid, the appeal is dismissed.

We clarify that we make no comments on any other right or remedy available to the appellant.

However, at the request of learned counsel for the appellant and subject to the appellant - Ramesh Singh Rawat filing an undertaking within a period of fifteen days, the appellant - Ramesh Singh Rawat is given time to vacate the property/premises in question on or before 31.07.2024.

The aforesaid direction will not operate in case the appellant does not pay damages/use charges as per the agreement or as fixed by the Court, whichever is higher. In case the appellant files the undertaking, he must vacate the property/premises in

question on or before 31.07.2024, failing which he will be liable to pay damages at the rate of Rs.1,00,000/- (rupees one lakh only) per month. In addition, the liquidator will be entitled to avail police aid to evict and dispossess the appellant.

Pending application(s), if any, shall stand disposed of.

.....J.
(SANJIV KHANNA)

.....J.
(DIPANKAR DATTA)

NEW DELHI;
APRIL 01, 2024.

ITEM NO.17

COURT NO.2

SECTION XVII

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Civil Appeal No(s). 4401/2024

RAMESH SINGH RAWAT

Appellant(s)

VERSUS

SPG GLOBAL DISTRIBUTION PRIVATE LIMITED

Respondent(s)

(FOR ADMISSION and IA No.71592/2024-GRANT OF INTERIM RELIEF and IA No.71593/2024-PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES)

Date : 01-04-2024 This appeal was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SANJIV KHANNA
HON'BLE MR. JUSTICE DIPANKAR DATTA

For Appellant(s) Mr. Raghav Sabharwal, AOR
Mr. Abhishek Shandliya, Adv.
Mr. Shashwat Pratyush, Adv.
Mr. Harshit Kumar, Adv.

For Respondent(s) Mr. Shashank Agarwal, Adv.
Mr. Rachit Mittal, AOR
Ms. Tanvi Aggarwal, Adv.

UPON hearing the counsel, the Court made the following
O R D E R

The appeal is dismissed in terms of the signed order.

Pending application(s), if any, shall stand disposed of.

(BABITA PANDEY)
COURT MASTER (SH)

(Signed order is placed on the file)

(R.S. NARAYANAN)
ASSISTANT REGISTRAR