

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 SPetition(s) for Special Leave to Appeal (C) No(s). 12321/2026

[Arising out of impugned judgment and order dated 17-03-2026 in
CRAST No. 23914/2023 passed by the High Court of Judicature at
Bombay]

MAHESHKUMAR GORDHANDAS GARODIA

Petitioner(s)

VERSUS

UNION OF INDIA & ORS.

Respondent(s)

(IA No. 100868/2026 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS
/ANNEXURES)

Date : 16-04-2026 This matter was called on for hearing today.

CORAM : HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE JOYMALYA BAGCHI
HON'BLE MR. JUSTICE VIPUL M. PANCHOLI

For Petitioner(s) :Mr. K. K. Venugopal, Sr. Adv.
Mr. Ranjit Kumar, Sr. Adv.
Mr. Saurav Agrawal, Adv.
Ms. Sonali Jaitley Bakhshi, Adv.
Mr. Jaiyesh Bakhshi, Adv.
Mr. Ravi Tyagi, Adv.
Mr. Mayank Mishra, Adv.
Mr. Gaurav Mishra, Adv.
Ms. Manmilan Sidhu, Adv.
Mr. Ankit Tyagi, Adv.
Ms. Neetu Devrani, Adv.
Mr. Manish Bhatt, Adv.
Mr. Gyanendra Singh, Adv.
Mr. Sushant Dua, Adv.
Mr. Jaskirat Singh Brar, Adv.
Ms. Muskan Malhotra, Adv.
Ms. Kiran Devrani, Adv.
Ms. Nikita Rathi, Adv.
Ms. Chinmayee Chandra, Adv.
Mr. Akash Dixit, Adv.
M/s Jaitley & Bakhshi, AOR

For Respondent(s) :Mr. Tushar Mehta, Solicitor General
Mr. Gurmeet Singh Makker, AOR
Ms. Rajeshwari Shankar, Adv.
Mr. Shubhranshu Padhi, Adv.
Ms. Aashna Gill, Adv.

UPON hearing the counsel the Court made the following

O R D E R

1. Since the 99-year lease, which commenced on 15.10.1917, expired during the pendency of the civil suit on 15.10.2016, the subject lease shall be deemed to have terminated by efflux of time on expiry of the 99-year lease period. In other words, the order dated 02.11.2004 terminating the lease became infructuous on account of an ad-interim injunction granted by the High Court, which remained operative till the impugned judgment was passed by the High Court on 17.03.2026.
2. It is clarified that the petitioner shall be at liberty to avail a remedy in accordance with the law.
3. The Special Leave Petition stands disposed of.
4. Pending application(s), if any, shall stand closed.

(NITIN TALREJA)
ASTT. REGISTRAR-cum-PS

(PREETHI DILEEP KUMAR)
ASSISTANT REGISTRAR