

Ashwin Shah & Maitri Shah

Hon'ble Bombay High Court in the matter of Rare Townships Pvt Ltd vs Mitul Gada Second Appeal No.121/122 of 2026 in Civil Appellate Jurisdiction Introduction The case came into the public spotlight through the newspaper headline “No indefinite wait for homebuyers' relief”, which succinctly captures the essence of the dispute and the broader judicial sentiment surrounding it. At its core, the case represents a critical moment in the evolving jurisprudence under the Real Estate (Regulation and Development) Act, 2016 (RERA), where courts are increasingly prioritizing the rights and financial security of homebuyers over procedural delays caused by developers. In recent years, the real estate sector in India has witnessed a recurring pattern—homebuyers investing substantial life savings into projects that are either indefinitely d.....