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SUPREME COURT

Once the Suit Begins, the Property Is Frozen in Law

Supreme Court Draws a Clear Line Between Section 19(b) and Lis Pendens

Sheikh Rayees • January 16, 2026

PUBLISHED REPORT

The Supreme Court has settled a recurring dispute in property litigation: once a suit is filed, later purchasers cannot shelter behind Section 19(b) of the Specific Relief Act. From that point onward, the transaction is governed squarely by the doctrine of lis pendens under Section 52 of the Transfer of Property Act.

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