
IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.3682 OF 2024

Abhinav Angirish

.. Petitioner

Versus

Maharashtra Real Estate Regulatory
Authority & Others

.. Respondents

UTKARSH
KAKASAHEB
BHALERAO

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UTKARSH KAKASAHEB
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Ms.Aparajita K. Jha i/b Rahul Karmarkar, Advocates for
the Petitioner.

**Mr.Rohan Savant a/w Yash Momaya, Ishaan Chaudhary
Kavish Arora i/b IC Legal**, Advocates for Respondent Nos.3
to 5.

Ms.S.D.Vyas, Addl.G.P. a/w Tanaya Goswami, AGP for
Respondent-State.

**CORAM :B. P. COLABAWALLA &
FIRDOSH P. POONIWALLA, JJ.**
DATE : SEPTEMBER 02, 2024

P. C.

1. The above matter is moved for speaking to the minutes of
the order dated 8th August 2024.

2. Mr.Savant, the learned counsel appearing on behalf of
Respondent Nos.3 to 5 submitted that in the said order it is recorded

that Aap Realtors Pvt Ltd is a group company of Transcon Developers Private Limited. He submitted that this recording is factually incorrect as Aap Realtors Pvt Ltd is neither a group company of Transcon Developers Pvt Ltd or Transcon Builders & Contractors Pvt Ltd. He submitted that Transcon Developers Pvt Ltd and Transcon Builders & Contractors Pvt Ltd are group companies and not Aap Realtors Pvt Ltd. He, therefore, submitted that the words “**though group companies,**” ought to be deleted from paragraph 3 of the order dated 8th August 2024.

3. Having heard Mr.Savant, the learned counsel appearing on behalf of Respondent Nos.3 to 5, as well as the learned advocate appearing on behalf of the Petitioner, it is directed that in paragraph 3 of the order dated 8th August 2024 the words “**though group companies,**” shall be deleted.

4. No other correction is sought. The correction shall be carried out in the original order as well as in the copy uploaded on the server.

5. This order will be digitally signed by the Private Secretary/ Personal Assistant of this Court. All concerned will act on production by fax or email of a digitally signed copy of this order.

[FIRDOSH P. POONIWALLA, J.]

[B. P. COLABAWALLA, J.]

For the sake of convenience the order dated 8th August 2024 (as corrected) reproduced below:-

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.3682 OF 2024**

Abhinav Angirish

.. Petitioner

Versus

Maharashtra Real Estate Regulatory
Authority & Ors.

.. Respondents

Ms.Aparajita K. Jha i/b Rahul Kamerkar, Advocates for the Petitioner.

Mr.Rohan Sawant a/w Yash Momaya, Anant Ratnaparkhi i/b IC Legal, Advocates for Respondent Nos. 3 to 5.

Ms.S.D.Vyas, Addl. G.P. a/w Ms.Tanaya Goswami, AGP for Respondent-State.

**CORAM :B. P. COLABAWALLA &
FIRDOSH P. POONIWALLA, JJ.
DATE : AUGUST 08, 2024**

P. C.

1. The above Writ Petition is filed seeking the following reliefs:-

- “(a) That this Hon’ble Court may be pleased to direct the Respondent Nos.3 to 5 to cancel the agreement entered into by them with Ms.Deepa Nair and Mr.Ranjit Nair and hand over the possession of flat no.2903 situated on 29th floor in C wing of Tirumala Habitat to the Petitioner;*
- (b) That this Hon’ble Court in the alternative may be pleased to direct the Respondent Nos.3 to 5 to refund the amount of Rs.60 lakhs received by them from the Petitioner and others cumulatively with 24% interest till the date of payment, from the date on which the Petitioner and others paid the subject Rs.60 lakhs to the Respondent Nos.3 to 5;*
- (c) That this Hon’ble Court may be pleased to direct the Respondent Nos.3 to 5 to pay damages of Rs.2 Crores to the Petitioner. Since the amount of compensation claimed by the Petitioner is based on today’s market rate of the similar flat in the said project as well as huge mental torture and agony that the Petitioner has undergone due to the fraud played by the Respondent Nos.3 to 5;*
- (d) That this Hon’ble Court may be pleased to direct the Respondent Nos.3 to 5 to pay heavy compensation to the Petitioner since their blatant acts of fraud have caused serious mental torture and agony to the Petitioner and his family;*

- (e) *That in the alternative this Hon'ble Court may be pleased to issue a Writ of Mandamus or any other appropriate writ, order or direction, directing the Respondent No.1 to expedite the hearing and adjudication, and decide Complaint Case No.CC006000000197298 within a period of 6 months;”*

2. The learned counsel appearing on behalf of the Petitioner submitted that the Petitioner is only pressing for reliefs in terms of prayer clause (e) reproduced above. She submitted that the aforesaid complaint has been filed by the Petitioner as far back as on 21st June 2021 and the complaint has not yet been decided. It is for this reason that prayer clause (e) is pressed into service.

3. Mr.Sawant, the learned counsel appearing on behalf of Respondent Nos.3 to 5 firstly submitted that in the above Petition Respondent No.5 has been wrongly joined. He submitted that Transcon Developers Pvt Ltd are not in any way connected to the present dispute, and it is Aap Realtors Limited who is the concerned party. He submitted that in the cause title it is totally incorrect to state that Aap Realtors Pvt Ltd is now known as Transcon Developers Pvt Ltd. He submitted that these two entities are separate entities, and Aap Realtors Ltd is very much in existence even today. He secondly submitted that the so called allotment in the present case was not in favour of the Petitioner but was in favour of a entity called M/s.Abchlor Associates Pvt Ltd/Mr.Rahul

Wadhvani/Mr.Akhil J. Chaturvedi. He submitted that despite this, the complaint is filed by the present Petitioner and therefore is not maintainable. This is apart from the fact that according to Respondent Nos.3 to 5 the present transaction was never for sale and/or purchase of the Flat but was really a monetary transaction. He lastly submitted that in fact there were reconciliation proceedings held before the RERA Authorities and according to Respondent Nos.3 to 5 there is a binding settlement that has been arrived at between Respondent Nos.3 to 5 and the allottee and the Petitioner. He submitted that if all these contentions are expressly kept open to be agitated before the RERA Authority, Respondent Nos.3 to 5 have no objection if the hearing of the complaint is expedited.

4. Having heard both the learned counsel, and considering that only prayer clause (e) is pressed into service before us, we dispose of the above Writ Petition by requesting the RERA Authorities to hear and decide the complaint filed by the Petitioner as expeditiously as possible and preferably within 6 months from today.

5. We make it clear that we have not opined on the merits of the matter one way or the other and all issues, including the ones raised

and reproduced by us above, shall be decided by the RERA Authorities on its own merits and in accordance with law.

6. The Writ Petition is accordingly disposed of. However, there shall be no order as to costs.

7. This order will be digitally signed by the Private Secretary/ Personal Assistant of this Court. All concerned will act on production by fax or email of a digitally signed copy of this order.

[FIRDOSH P. POONIWALLA,J.]

[B. P. COLABAWALLA, J.]