

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY****CIVIL APPELLATE JURISDICTION****SECOND APPEAL NO. 81 OF 2024**

NNP Buildcon Pvt. Ltd. ....Appellant  
V/s.  
Vijay Nilkanth Chimurkar and Anr. ....Respondents

**WITH****SECOND APPEAL NO. 115 OF 2024**

NNP Buildcon Pvt. Ltd. ....Appellant  
V/s.  
Nitin Soni ....Respondent

**WITH****INTERIM APPLICATION NO. 11445 OF 2024**

Nitin Soni ....Applicant  
V/s.  
NNP Buildcon Pvt. Ltd. ....Respondent

**WITH****SECOND APPEAL NO. 116 OF 2024**

NNP Buildcon Pvt. Ltd. ....Appellant  
V/s.  
Reena Khandelwal ....Respondent

**WITH****INTERIM APPLICATION NO. 11446 OF 2024**

Reena Khandelwal ....Applicant  
V/s.  
NNP Buildcon Pvt. Ltd. ....Respondent

**WITH****SECOND APPEAL NO. 285 OF 2024**

NNP Buildcon Pvt. Ltd. ....Appellant  
V/s.  
Rohit Ramakant Wattamwar ....Respondent

**WITH  
INTERIM APPLICATION NO. 11459 OF 2024**

|                        |                |
|------------------------|----------------|
| Rohit Wattamwar        | ....Appellant  |
| V/s.                   |                |
| NNP Buildcon Pvt. Ltd. | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 8533 OF 2024  
IN  
SECOND APPEAL NO. 285 OF 2024**

|                          |                         |
|--------------------------|-------------------------|
| NNP Buildcon Pvt. Ltd.   | ....Applicant/Appellant |
| V/s.                     |                         |
| Rohit Ramakant Wattamwar | ....Respondent          |

**WITH  
SECOND APPEAL NO. 82 OF 2024**

|                           |                |
|---------------------------|----------------|
| NNP Buildcon Pvt. Ltd.    | ....Appellant  |
| V/s.                      |                |
| Rajeshkumar Mahendra Vaja | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 11455 OF 2024**

|                        |                |
|------------------------|----------------|
| Rajeshkumar Vaja       | ....Applicant  |
| V/s.                   |                |
| NNP Buildcon Pvt. Ltd. | ....Respondent |

**WITH  
SECOND APPEAL NO. 83 OF 2024**

|                                |                 |
|--------------------------------|-----------------|
| NNP Buildcon Pvt. Ltd.         | ....Appellant   |
| V/s.                           |                 |
| Vivek Roasaheb Vaidya and Anr. | ....Respondents |

**WITH  
SECOND APPEAL NO. 286 OF 2024**

NNP Buildcon Pvt. Ltd. ....Appellant  
V/s.  
Guruprasad Bidikar and Anr. ....Respondents

**WITH  
INTERIM APPLICATION NO. 8547 OF 2024  
IN  
SECOND APPEAL NO. 286 OF 2024**

NNP Buildcon Pvt. Ltd. ....Applicant/Appellant  
V/s.  
Guruprasad Bidikar and Anr. ....Respondents

**WITH  
INTERIM APPLICATION NO. 11461 OF 2024**

Guruprasad Bidikar ....Applicant  
V/s.  
NNP Buildcon Pvt. Ltd. ....Respondent

**WITH  
INTERIM APPLICATION NO. 8547 OF 2024  
IN  
SECOND APPEAL NO. 286 OF 2024**

NNP Buildcon Pvt. Ltd. ....Applicant  
V/s.  
Guruprasad Bidikar & Anr. ....Respondents

**WITH  
INTERIM APPLICATION NO. 8533 OF 2024  
IN  
SECOND APPEAL NO. 285 OF 2024**

NNP Buildcon Pvt. Ltd. ....Applicant/Appellant  
V/s.  
Rohit Ramakant Wattamwar ....Respondent

**WITH  
SECOND APPEAL NO. 287 OF 2024**

NNP Buildcon Pvt. Ltd. ....Appellant  
V/s.  
Avinash Kadam ....Respondent

**WITH  
INTERIM APPLICATION NO. 11471 OF 2024**

|                        |                |
|------------------------|----------------|
| Vijaylaxmi Kadam       | ....Applicant  |
| V/s.                   |                |
| NNP Buildcon Pvt. Ltd. | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 8542 OF 2024  
IN  
SECOND APPEAL NO. 287 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Applicant  |
| V/s.                   |                |
| Mr. Avinash Kadam      | ....Respondent |

**WITH  
SECOND APPEAL (ST) NO. 8634 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Appellant  |
| V/s.                   |                |
| Girish Vishvas Deore   | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 11448 OF 2024**

|                        |                |
|------------------------|----------------|
| Girish Vishvas Deore   | ....Applicant  |
| V/s.                   |                |
| NNP Buildcon Pvt. Ltd. | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 8534 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Applicant  |
| V/s.                   |                |
| Girish Vishvas Deore   | ....Respondent |

**WITH  
SECOND APPEAL (ST) NO. 9474 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Appellant  |
| V/s.                   |                |
| Ajay Narayan Joshi     | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 11449 OF 2024**

|                       |                |
|-----------------------|----------------|
| Ajay Narayan Joshi    | ....Applicant  |
| V/s.                  |                |
| NNP Buildcon Pvt. Ltd | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 8580 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Applicant  |
| V/s.                   |                |
| Ajay Narayan Joshi     | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 8553 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Applicant  |
| V/s.                   |                |
| Ajay Narayan Joshi     | ....Respondent |

**WITH  
SECOND APPEAL (ST) NO. 11530 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Appellant  |
| V/s.                   |                |
| Surbhi Bansal          | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 11447 OF 2024**

|                        |                |
|------------------------|----------------|
| Surbhi Bansal          | ....Applicant  |
| V/s.                   |                |
| NNP Buildcon Pvt. Ltd. | ....Respondent |

**WITH  
INTERIM APPLICATION NO. 8573 OF 2024**

|                        |                |
|------------------------|----------------|
| NNP Buildcon Pvt. Ltd. | ....Applicant  |
| V/s.                   |                |
| Surbhi Bansal          | ....Respondent |

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**Mr. Sharan Jagtiani**, *Senior Advocate a/w Mr. Akshay Doctor, Ms. Rhia Mehta and Ms. Sakshi Kapadia i/b TRD Associates for the Applicants/Appellants.*

**Mr. Nikhil Dongre** (*Through V.C.*) *for the Respondents.*

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**CORAM : SANDEEP V. MARNE, J.**

**DATE : 13 NOVEMBER 2024.**

**P.C. :**

- 1) Not on Board. Upon being mentioned, taken on Board.
- 2) Motion is made for speaking to the minutes of the Order dated 22 October 2024.
- 3) It was pointed out that during the course of hearing of the Interim Applications on 22 October 2024, this Court had indicated that upon deposit of the amount as directed in paragraph 6 (a) of the Order, the Appellant would be in a position to deal with the flats booked by the Respondents. However, the said direction is not reflected in the Order dated 22 October 2024. Accordingly, Clause (c) be added in paragraph 6 as under:

(c) Upon deposit of the amount as indicated in Clause (a) above, the Appellants shall be free to deal with the flats booked by the Respondents and if necessary, the Respondents shall execute necessary documents in favour of the Appellants for cancellation of their bookings in respect of their respective flats.

**[SANDEEP V. MARNE, J.]**