

Amberkar

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
CIVIL APPELLATE JURISDICTION

WRIT PETITION NO. 4081 OF 2024  
WITH  
WRIT PETITION NO. 4082 OF 2024  
WITH  
WRIT PETITION NO. 4083 OF 2024

Balasaheb Eknath Charvad  
Sole Proprietor of M/s. Tejas Construction .. Petitioner

**Versus**

The Competent Authority / District Deputy  
Registrar, Pune City & Anr. .. Respondents

.....

- Mr. P.G. Lad a/w Ms. Sayali Apte & Ms. Anjali Maskar, Advocates for Petitioner
- Ms. Aloka Nadkarni, AGP for Respondent No. 1 in WP 4081/24
- Ms. M.S. Shrivastava, AGP for Respondent No. 1 in WP 4082/24
- Ms. Snehal Jadhav, AGP for Respondent No. 1 in WP 4083/24
- Mr. Govind Solanke i/by L.S. Deshmukh, Advocates for Respondent No. 2

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**CORAM : MILIND N. JADHAV, J.**

**DATE : AUGUST 18, 2025**

**P. C.:**

1. Heard.
2. Grievance expressed by Mr. Lad, learned Advocate for Petitioner is that Petitioner is a developer of 4 buildings out of which 3 buildings have registered themselves as Society. The 3 Societies applied for deemed conveyance and have been granted deemed conveyance by the Competent Authority in respect of the entire land. He would submit that Petitioner has already constructed the 4th building on the

balance land in accordance with the due procedure of law. In that view of the matter, challenge is maintained to the deemed conveyance granted in respect of entire land in favour of the 3 Societies in the 3 buildings existing on the said plot. That apart Mr. Lad has also commented upon the defect in the Architect's Certificate produced before the Competent Authority.

**3.** Parties are directed to consider the Government Circular dated 22.06.2018 which squarely applies to the facts of the present case while granting deemed conveyance in similarly places cased.

**4.** Respondents are directed to consider the aforesaid position and accordingly apprise the Court on the next adjourned date when this Court shall make an endeavour to dispose of the present Petitions at the stage of admission. Reply if any is directed to be filed before the next date. Copy of this order shall be served on all Respondents.

**5.** Stand over to **3rd September, 2025**. In the meanwhile, interim / ad-interim relief, if any, granted earlier shall continue.

[ **MILIND N. JADHAV, J.** ]

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