

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION**

WRIT PETITION NO.4081 OF 2024

Balasaheb Ekanth Charvad Prop. M/s. Tejas Construction V/S The Competent Authority District Deputy Registrar & Anr.	Petitioner Respondents
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WITH
WRIT PETITION NO.4082 OF 2024

Balasaheb Ekanth Charvad Prop. M/s. Tejas Construction V/S The Competent Authority District Deputy Registrar & Anr.	Petitioner Respondents
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WITH
WRIT PETITION NO.4083 OF 2024

Balasaheb Ekanth Charvad Prop. M/s. Tejas Construction V/S The Competent Authority District Deputy Registrar & Anr.	Petitioner Respondents
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Mr. P.G. Lad *for the Petitioner.*
Ms. D.S. Deshmukh, AGP *for Respondent/State in WP Nos. 4081 of 2024 and 4082 of 2024.*
Mr. A.A. Nadkarni, AGP *for Respondent/State in WP No.4083 of 2024.*

CORAM: SANDEEP V. MARNE, J.
DATE : 04 FEBRUARY 2025.

P.C.:

1. Heard Mr. Lad, the learned counsel appearing for the Petitioner.
2. Issue notice to the Respondents, returnable on **10 March 2025**. The learned AGPs waive service on behalf of Respondent No.1/State.
3. It is the case of Petitioner that the total land conveyed in favour of the three Societies in respect of A, B and C Wings is 2465.92 square meters whereas the total area of the land is 2600 square meters, thereby leaving insufficient land to be conveyed in respect of 'D' Wing Building. The order passed by the Competent Authority does not indicate that the Architect's Certificate was produced demonstrating utilization of FSI in respect of the all the four buildings. In that view of the matter, if the conveyances are not registered in favour of the Respondent-Society, the same shall not be registered till the next date of hearing.

(SANDEEP V. MARNE, J.)

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