

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.10111 OF 2024
WITH
WRIT PETITION NO.10113 OF 2024

Srishti Complex Sector-III Co-Op.
Housing Societies Association Ltd.Petitioner
Versus
The Competent Authority & District
Deputy Registrar Of Co-Op. Soc.Thane & Ors.Respondents

WITH
WRIT PETITION NO.5520 OF 2023

Eversmile Properties Pvt. Ltd.Petitioner
Versus
The Competent Authority & District
Deputy Registrar Of Co-Op. Soc.Thane & Ors.Respondents

Mr. Amogh Singh a/w. *Mr. Santosh Pathak & Mr. Kailash Pathak i/b. M/s. Law Origin, for Petitioner in WP/10111/2024 & WP/10113/2024 and for Respondent Nos.6 & 7 in WP/10113/2024 and for Respondent Nos.2 & 3 in WP/10111/2024.*

Mr. V.S. Nimbalkar, AGP for State in WP/10111/2024.

Ms. Dhruti Kapadia, AGP for State in WP/10113/2024.

CORAM: SOMASEKHAR SUNDARESAN, J.

DATE : NOVEMBER 28, 2025

ORDER :

1. Learned Counsel for the parties have consensus on treating Writ Petition No.5520 of 2023 as the lead Petition in this matter.
2. The Petitions impugn a Deemed Conveyance. The Developer, who is the Petitioner in Writ Petition No.5520 of 2023 and the Society

which is the Petitioner in Writ Petition No.10113 of 2024 are aggrieved by the Deemed Conveyance. It is the grievance of the Society that the land which ought to have been conveyed to this Society has been conveyed to another society. In addition to the aforesaid grievance, the Developer submits that due process for obtaining the Deemed Conveyance has not been followed.

3. The Petitioner-Society has also filed Writ Petition No.10111 of 2024 challenging the denial of Deemed Conveyance for the area of land which has been conveyed to another society in the same residence.

4. Learned Counsel for the parties shall tender a structured note on submissions on their respective positions treating Writ Petition No.5520 of 2024 as the lead Petition and list the captioned Petitions for ***“For Final Hearing”*** on ***“December 12, 2025”***.

5. Ad-interim arrangements, if any, obtaining as of today shall continue until the next date.

6. All actions required to be taken pursuant to this order shall be taken upon receipt of a downloaded copy as available on this Court’s website.

[SOMASEKHAR SUNDARESAN, J.]