

Ajay

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

WRIT PETITION NO. 11962 OF 2024

Ruturang Developers LLP

.. Petitioner

Versus

State of Maharashtra and Ors.

.. Respondents

-
- Ms. Minal Chandnani, Advocate for Petitioner.
 - Mr. Vilas B. Tapkir, Advocate for Respondents.
-

CORAM : MILIND N. JADHAV, J.

DATE : OCTOBER 14, 2025.

P.C.:

1. Heard Ms. Chandnani, learned Advocate for Petitioner and Mr. Tapkir, learned Advocate for Respondents.

2. Petitioner by way of the present Writ Petition is challenging the legality and validity of order dated 06.08.2024 passed by the District Superintendent of Land Records in respect of RTS Appeal No.7085 of 2024 preferred by Respondent No.3.

3. Petitioner says that Respondent No.3 preferred an RTS Appeal being No.7085 of 2024 before Respondent No.2 challenging the measurement MR No.34459 of 2021 on 20.05.2024. Petitioners says that Respondent No.3 alongwith said RTS Appeal also preferred an Application for delay condonation and stay.

4. Respondent No.2 authority without considering the delay

Application and without affording opportunity to Petitioner granted an *ex-parte* stay on the MR No.34459 of 2021 vide impugned order dated 06.08.2024.

5. The Court vide its order dated 26.08.2024 granted stay to the impugned order dated 06.08.2024.

6. Respondent No.2 only recently i.e. on 21.08.2025 was pleased to pass an order dated 21.08.2025, thereby condoning the delay in filing Appeal.

7. Respondent No.2 has issued notice thereby placing the matter on 29.10.2025 for hearing.

8. After hearing the learned Advocates for some time, the following order is passed:-

- (i) The order dated 06.08.2024 passed by Respondent No.2 in RTS Appeal bearing No.7085 of 2024 is hereby quashed and set aside;
- (ii) Petitioner's right in respect of challenging the delay condonation Application will be open;
- (iii) Respondent No.2 will hear the stay Application in RTS Appeal bearing No.7085 of 2024 on its own merits;
- (iv) All rights and contentions of parties will be kept open.

9. Needless to state that pending proceeding shall be disposed by the Statutory Authority as expeditiously as possible.

10. Writ Petition No.11962 of 2024 is disposed in the above terms.

[MILIND N. JADHAV, J.]

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