

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

CIVIL APPELLATE JURISDICTION

WRIT PETITION NO.16411 OF 2024

Mahendra Narayan Lade & Ors.

....Petitioners

Versus

Laxminarayan Apartment

CHS Ltd. & Ors.

....Respondents

Mr. Mandar Soman, Advocate for Petitioners.

Mr. P.V. Nelson Rajan, AGP for State.

CORAM: SOMASEKHAR SUNDARESAN, J.

DATE : NOVEMBER 17, 2025

ORDER :

1. Despite notice, none appears for the Respondents yet again.
2. The short issue that arises for consideration is whether the Village Vangaon, Dahanu Taluka, Palghar District falls within the jurisdiction of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management And Transfer) Act, 1963 ("**MOFA**") for the Impugned Order to have been passed.
3. Learned Counsel for the Petitioners seeks liberty to make the State a party, so that this fundamental issue can be clarified by this Court. Liberty to make the State a party and serve a copy of the Petition on the State. This shall be done within a week from today.

4. Liberty to effect the change in front of the Associate. Re-verification is dispensed with.
5. Learned AGP also accepts notice on behalf of the State. Learned AGP shall take instructions as to whether the said village is covered within the jurisdiction of MOFA, so that the issue can be dealt with one way or the other.
6. Meanwhile, purely as an ad-interim measure, *status quo* obtaining as of today in respect of the subject land covered by the Impugned Order shall be maintained until the next date.
7. Stand over to ***December 1, 2025***.
8. 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.]