

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

CONTEMPT PETITION NO.47 OF 2025

SATISH
RAMCHANDRA
SANGAR

Maniben Patel and Ors.

...Petitioners

V/s.

Tirupati Developers
Through its Partners and Ors.

...Respondents

Digitally signed by
SATISH RAMCHANDRA
SANGAR
Date: 2025.09.17
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Mr.Darryl Pereira a/w Ms.Natasha Kasad and Ms.Beverly Fernandes:-	Advocates for Petitioners.
Mr.Nikhil Waje and Mr.Pratik Thorat:-	Advocates for Respondents.

CORAM : S. M. MODAK, J.

DATE : 9th SEPTEMBER 2025

P. C. :-

1. Heard learned Advocate for the respective parties.
2. All the partners of the Respondent No.1 are present. There is ‘*consent terms*’ executed between the parties on 29th November 2021. Clause No.7 mandates the Respondents to obtain requisite Intimation of Disapproval (“**IOD**”), Sanction and to apply for RERA Registration. The IOD and Sanction from Kalyan Dombivali Municipal Corporation are already obtained. Even the concerned RERA Authorities are also approached. A copy of extract from the website of

RERA is produced on behalf of the Respondents. The date of payment is mentioned as 26th April 2025. There is a mandatory period of 45 days for finalizing the proposal. Almost 4 months have expired. Yet the RERA clearance is not granted.

3. For want of clearance, the '*consent terms*' could not be implemented to the fullest extent. That is why the present Contempt Petition is filed. There is a request to have certain observations so that the RERA Authorities can clear the file i.e. **Application No.REA51700168810** at the earliest.

4. The Respondents can request the RERA Authorities to clear the file (**Application No.REA51700168810**) as there is Contempt Petition pending against them and the RERA Authorities to scrutinize the **proposal as early as possible.**

5. Parties to act on an authenticated copy of this order.

6. Stand over to **4th November 2025**. To be listed under the caption for "**Compliance**" at **3.00 p.m.**

[S. M. MODAK, J.]