

HARSHADA H. SAWANT
(P.A.)

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

(2) APPEAL FROM ORDER NO.550 OF 2025
WITH
INTERIM APPLICATION NO.12563 OF 2025
IN
APPEAL FROM ORDER NO.550 OF 2025

M/s. Afsana Enterprises	Appellant /
Through Proprietor Mr. Jaffer Mohd. Sami Khan	.. Orig. Plaintiff
Versus	
The Assistant Municipal Commissioner and Ors.	Respondents
	.. Orig. Defendants

WITH
(2) INTERIM APPLICATION (ST.) NO.35457 OF 2025
IN
APPEAL FROM ORDER NO.550 OF 2025

M/s. Royal Developers and Ors.	.. Applicants
IN THE MATTER BETWEEN:	
M/s. Afsana Enterprises	Appellant /
Through Proprietor Mr. Jaffer Mohd. Sami Khan	.. Orig. Plaintiff
Versus	
The Assistant Municipal Commissioner and Ors.	Respondents
	.. Orig. Defendants

WITH
(5) APPEAL FROM ORDER (ST.) NO.34291 OF 2025
WITH
INTERIM APPLICATION (ST.) NO.34293 OF 2025
IN
APPEAL FROM ORDER (ST.)NO.34291 OF 2025

Mohd. Hanif Garib Khan	Appellant
	.. Orig. Plaintiff
Versus	
The Assistant Municipal Commissioner and Ors.	Respondents
	Orig. Defendants

WITH
(5) & (9) INTERIM APPLICATION (ST.) NO.35453 OF 2025
IN
APPEAL FROM ORDER (ST.)NO.34291 OF 2025

M/s. Royal Developers and Ors.
IN THE MATTER BETWEEN:
Mohd. Hanif Garib Khan

.. Applicants

Appellant
.. Orig. Plaintiff

Versus

The Assistant Municipal Commissioner and Ors.

Respondents
Orig. Defendants

WITH
(6) APPEAL FROM ORDER (ST.) NO.34297 OF 2025
WITH
INTERIM APPLICATION (ST.) NO.34298 OF 2025
IN
APPEAL FROM ORDER (ST.) NO.34297 OF 2025

Nagendra Singh

Appellant
.. Orig. Plaintiff

Versus

The Assistant Municipal Commissioner and Ors.

Respondents
Orig. Defendants

WITH
(6) INTERIM APPLICATION (ST.) NO.35459 OF 2025
IN
APPEAL FROM ORDER (ST.) NO.34297 OF 2025

M/s. Royal Developers and Ors.
IN THE MATTER BETWEEN:
Nagendra Singh

.. Applicants

Appellant
.. Orig. Plaintiff

Versus

The Assistant Municipal Commissioner and Ors.

Respondents
Orig. Defendants

WITH
(7) APPEAL FROM ORDER (ST.) NO.34300 OF 2025
WITH
INTERIM APPLICATION (ST.) NO.34301 OF 2025
IN
APPEAL FROM ORDER (ST.) NO.34300 OF 2025

Hasmat Ali Mohd. Ali Khan
Through CA Mr. Shahzad Ali Khan

Appellant
.. Orig. Plaintiff

Versus

The Assistant Municipal Commissioner and Ors. Respondents
 Orig. Defendants

WITH
(7) INTERIM APPLICATION (ST.) NO.35456 OF 2025
IN
APPEAL FROM ORDER (ST.) NO.34300 OF 2025

M/s. Royal Developers and Ors.	.. Applicants
IN THE MATTER BETWEEN:	
Hasmat Ali Mohd. Ali Khan	Appellant
Through CA Mr. Shahzad Ali Khan	.. Orig. Plaintiff
Versus	
The Assistant Municipal Commissioner and Ors.	Respondents
	Orig. Defendants

WITH
(8) APPEAL FROM ORDER (ST.) NO.34302 OF 2025
WITH
INTERIM APPLICATION (ST.) NO.34303 OF 2025
IN
APPEAL FROM ORDER NO.34302 OF 2025

Shafitullah Chaudhary	Appellant
	.. Orig. Plaintiff
Versus	
The Assistant Municipal Commissioner and Ors.	Respondents
	Orig. Defendants

WITH
(8) INTERIM APPLICATION (ST.) NO.35455 OF 2025
IN
APPEAL FROM ORDER NO.34302 OF 2025

M/s. Royal Developers and Ors.	.. Applicants
IN THE MATTER BETWEEN:	
Shafitullah Chaudhary	Appellant
	.. Orig. Plaintiff
Versus	
The Assistant Municipal Commissioner and Ors.	Respondents
	Orig. Defendants

- Mr. Vivek Pandey, Advocate for Appellant in all Appeal from Orders.

- Mr. Sachin Vajale, Advocate i/by Ms. Komal Punjabi for Respondent – Municipal Corporation.
- Mr. Simil Purohit a/w. Mr. Akshay Doctor, Mr. Duj Jain, Ms. Neha Raut and Mr. Yash Jalandria, Advocates i/by Mr. Kiran Jain & Co. for Respondent No.4 and Intervenor (flat purchaser) in all Appeal from Orders.
- Mr. Mayur Khandeparkar a/w. Mr. Rohan Savant, Mr. Ish Jain, Ms. Arti Nishad and Mr. Soham Bhagwat, Advocates i/by Rajan Yadav for Intervenor (Developer) in all Appeal from Orders.
- Mr. N. C. Pawar, Court Receiver.

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CORAM : MILIND N. JADHAV, J.

DATE : NOVEMBER 27, 2025

P.C.:

- 1.** Heard Mr. Pandey, learned Advocate for Appellant in all Appeal from Orders; Mr. Vajale, learned Advocate for Respondent – Municipal Corporation; Mr. Purohit, learned Advocate for Respondent No.4 and Intervenor (flat purchaser) in all Appeal from Orders and Mr. Khandeparkar, learned Advocate for Intervenor (Developer) in all Appeal from Orders.
- 2.** Arguments have been concluded.
- 3.** Stand over to **11th December, 2025**. To be placed under the caption '**Pronouncement of Judgement / Order**'.

H. H. SAWANT

[MILIND N. JADHAV, J.]

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by HARSHADA
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