NISHA SANDEEP CHITNIS

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Date: 2026.10.17 14:01:08 +0530

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.9080 OF 2025

Khwaja Garib Nawaz (KGN)
Co-op. Housing Society Limited (Prop.)
Through its Chief Promoter
Mohd. Rafique A Sattar Sayyed ...Petitioner
Versus
The Joint Registrar-SRA and Ors. ...Respondents

WITH
INTERIM APPLICATION NO.11912 OF 2025
IN
WRIT PETITION NO.9080 OF 2025

Budhpur Buildcon Private Limited ...Applicant

IN THE MATTER BETWEEN:-

Khwaja Garib Nawaz (KGN)
Co-op. Housing Society Limited (Prop.)
Through its Chief Promoter
Mohd. Rafique A Sattar Sayyed ...Petitioner
Versus
The Joint Registrar, SRA and Ors. ...Respondents

Mr. Junaid Khan for the Petitioner
Ms. Sayali Apte i/b Mr. P. G. Lad, for the Respondent Nos.2 and 3-MHADA.
Mr. Yuwraj Patil with Mr. Raman Jaybhaye for the Respondent No.4.
Ms. Kavita Solunke, Addl.G.P. with Mr. M. M. Pable, A.G.P. for the Respondent No.5-State.
Mr. Bhushan Deshmukh, with Ms. Neha Mehta, Mr. Aditya Miskita, Ms. Aayushi Gohil, Mr. Umair Merchant and Mr. Daryl Alemao i/b M.T. Miskita & Co., for the Intervenor.

CORAM: BHARATI DANGRE &
ASHISH S. CHAVAN, JJ.

DATE : 12th OCTOBER 2026

P.C. **:**

1. Upon hearing the learned counsel for the petitioner, who has sought multiple reliefs on the basis of the pleadings in the petition, and with the able assistance of the learned counsel appearing for the contesting respondents, what we discern is that the petitioner seeks expeditious disposal of his appeal pending before the Joint Registrar-SRA, challenging the order dated 2nd April 2025 passed by the Deputy Registrar.

A perusal of the appeal memo reveals that multiple grounds have been raised therein. However, the petitioner is primarily interested in the expeditious disposal of the appeal. Without expressing any opinion on the maintainability of the appeal or any other objections that may be raised in that regard, we direct respondent No. 1, the Joint Registrar-SRA, to decide the appeal expeditiously and, in any event, within a period of four months from today.

Needless to state, the concerned authority may afford an opportunity of hearing to the petitioner as well as the contesting parties, if required. Further, if the authority considers it necessary to hear the Developer, Budhpur Buildcon Private Limited, which has filed Interim Application No. 11912 of 2025 before us, seeking intervention on the ground that the decision in the writ petition would affect its interests, we permit the Developer to file a similar application before the authority. If such an application is filed, the same shall be duly considered.

Writ Petition stands disposed of accordingly. Pending application(s), if any, also stand disposed of.

ASHISH S. CHAVAN, J. *BHARATI DANGRE, J.*