



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO. 12072 OF 2025

Hinduja Group Limited (Formerly
Known As Aasia Management And
Consultancy Pvt Ltd

...Petitioner

V/s.

Shobha Suresh Juman And Anr

...Respondent

Mr. Girish Godbole, *Senior Advocate with Mr. Dhruva Gandhi, Mr. Prashant Asher Ms. Bulbul Singh, Mr. Siddharth Manek, Ms. Charmi Shah, Mr. Pratik Mehta i/b M/s. Crawford Bayley and Co., for Petitioner.*
Mr. Kunal Bhanage *i/b Mr. Akshay Pawar and Mr. Vasim Siddiqui for Respondent Nos. 2 and 3.*
Dr. Sanjay Jain *i/b Mr. Akshay Pawar for Respondent No. 1.*

CORAM: SANDEEP V. MARNE, J.

DATED: 07 MAY 2026.

P.C.:

- 1) The Petition is filed seeking following prayer :-
 - (a) That this Hon'ble Court be pleased to issue a writ of mandamus or a writ in the nature of mandamus or any other appropriate writ, order, or direction, calling for the records and proceedings in respect of R.A.E. Suit No. 150/208 of 2010 pending before the Small Causes Court, Bandra, and to thereafter direct the Small Causes Court, Bandra to expedite the hearing in R.A.E. Suit No. 150/208 of 2010, and to preferably conclude the same within a period of six months;
- 2) This Court is not aware about position of pendency before the Small Causes Court and ordinarily this Court would be loathe in directing decision of a suit in a time bound manner. However, it is the case of the Petitioner that recovery of possession of Suit premises is

sought under Section 16 (1) (i) of the Maharashtra Rent Control Act, 1999, which envisages recovery of possession for *bonafide* requirement of the landlord for the purpose of demolishing the premises and for erection of a new building. Considering the remit of inquiry involved in the Suit, there can be no doubt to the position that the Suit needs to be decided in an expeditious manner. The Suit is pending since the year 2010 and I am sure the Trial Court would accord due priority for its expeditious disposal, considering the fact that the same is filed under provisions of Section 16 (1) (i) of the MRC Act.

3) With the above observations, the Writ Petition is **disposed of**.

[SANDEEP V. MARNE, J.]