



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
INTERIM APPLICATION NO.13609 OF 2025
IN
SECOND APPEAL NO.619 OF 2025**

Ulltra Lifespace Pvt. Ltd. ... Appellant
versus
Vijay Thakkar (HUF) and Anr. ... Respondents

**WITH
INTERIM APPLICATION NO.13619 OF 2025
IN
SECOND APPEAL NO.620 OF 2025**

Ulltra Lifespace Pvt. Ltd. ... Appellant
versus
Dev Thakkar and Ors. ... Respondents

**WITH
INTERIM APPLICATION NO.13620 OF 2025
IN
SECOND APPEAL NO.621 OF 2025**

Ulltra Lifespace Pvt. Ltd. ... Appellant
versus
Tanam Thakkar and Ors. ... Respondents

Mr. Ashish Kamat, Sr. Advocate with Mr. Mohit Khanna, Ms. Darshana Manjrekar i/by One Point Legal Solutions, for Appellant.
Mr. Bhavika Solanki i/by Mr. Makrand Raut, for Respondents.

CORAM: N.J.JAMADAR, J.

DATE : 28 JANUARY 2026

P.C.

1. Heard the learned Counsel for the parties.
2. In the order dated 17 December 2025, the name of the Appellant in the three Second Appeals be substituted as "Ulltra Lifespace Pvt. Ltd.", instead of

“Ultra Lifespace Pvt Ltd”.

3. Original order dated 17 December 2025 be corrected and uploaded accordingly.
4. Learned Counsel for the Appellants submits that, in terms of clause (b) of the order dated 17 December 2025, the Appellant – Promoter has cleared the outstanding dues towards the maintenance and other charges raised by the Society. However, there was a delay of five days.
5. Learned Counsel for the Respondents seeks time to take instructions.
6. As the Appellant claimed to have cleared the outstanding dues towards the maintenance and other charges, albeit with a delay of five days, no action be taken against the Appellant – Promoter on the premise that there is non-compliance of clause (b) of the said order.
7. Interim Applications stand disposed.

(N.J.JAMADAR, J.)