

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

WRIT PETITION NO. 431 OF 2026

Akanksha Kelakar

...Petitioner

Versus

Daniel Christopher Bauer and Anr

...Respondents

SHRADDHA
KAMLESH
TALEKAR

Digitally signed by
SHRADDHA KAMLESH
TALEKAR
Date: 2026.02.04
14:32:40 +0530

Mr. Prashant Pandey a/w. *Ridhima Mangaonkar, Dinesh
Jadhwani and Sumati Gupta i/b W3Legal LLP, for Petitioner.*

Mr. Aseem Naphade a/w. *Mr. Yazad Udwadia, Mr. Mani Thevar,
Mr. Atharva Utekar i/b Ganesh & Co., for Respondent No. 1.*

CORAM : MADHAV J. JAMDAR, J.

Date : 2nd February, 2026

PC :

1. Heard Mr. Pandey, Learned Counsel appearing for the Petitioner and Mr. Naphade, Learned Counsel appearing for the Respondents.

2. By the present Writ Petition, a very limited relief is sought to the effect that Respondent No. 2, i.e., the Competent Authority, Rent Control Act, be directed to hear and finally dispose of Eviction Application No. 243 of 2025 within a period of four weeks.

3. Mr. Naphade, Learned Counsel for Respondent No. 1 states

that the matter is kept tomorrow for passing appropriate orders. Mr. Pandey, Learned Counsel for the Petitioner states that tomorrow, the matter is scheduled to be listed for *passing orders* on Leave to Defend Application. He submits that the Petitioner got the possession of the Licensed/Suit Flat being, Flat No. B-3403, admeasuring about 1423 sq. ft. super built up, situated at 34th floor, in Lodha Fiorenza, Goregaon, East Mumbai 400063. pursuant to the order dated 10th January, 2025 passed in Writ Petition No. 11917 of 2023 and from the income of the leave and license, the Petitioner is maintaining herself and her children. Thus, in these circumstances, Respondent No. 2, the Competent Authority, Rent Control Act is requested to disposed of Eviction Application No. 243 of 2025 expeditiously, and in any event, on or before 31st March, 2026.

4. It is clarified that this Court has not considered merits of the matter and all contentions on merits are expressly kept open.

5. The Writ Petition is ***disposed of*** in the aforesaid terms with no order as to costs.

[MADHAV J. JAMDAR, J.]