

Amberkar

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

WRIT PETITION NO. 2875 OF 2026

Century Rayon Employees Co-op. Housing
Society Ltd .. Petitioner

Versus

The State of Maharashtra & Ors. .. Respondents

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- Mr. Shubham Bane a/w Ms. Pooja Bane, Mr. Atharva Bane, Ms. Mansi Shinde & Ms. Shefali Jadhav i/by Mr. Sandeep Bane, Advocates for Petitioner

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CORAM : MILIND N. JADHAV, J.

DATE : APRIL 8, 2026

P. C.:

1. Not on board. Mentioned by way of filing a praecipe dated 08.04.2026.
2. Heard Mr. Bane, learned Advocate for Petitioner.
3. Mr. Bane informs the Court that RTS Appeal filed by Respondent No. 3 is closed for order on 28.11.2025 by Respondent No. 2 – Collector, Dist. Thane. Necessary averments are made in paragraph No. 18 of Petition. Petitioners are a Co-operative Housing Society having 139 members comprised in 11 building which were constructed more than 40 years ago. Facts in the present case are extremely gross. Despite the Petitioner Society having duly registered conveyance in respect of the subject land in their favour, orders have been passed in RTS proceedings regarding their holding / entitlement.

4. Be that as it may, without giving any imprimatur on merits of the matter, Respondent No. 2 – Collector, Dist. Thane is directed by this Court to decide the pending RTS Appeal which has been heard and closed by him for passing orders. He is directed to pass a reasoned speaking order within a period of four weeks from today. Mr. Bane informs the Court that all parties have been fully heard by the Collector and the Appeal is closed for orders on 28.11.2025.

5. Copy of this order shall be served forthwith on Respondent No. 2 by Advocate for Petitioner. Equally copy of this order shall be served on the Government Pleader on the Appellate side by Advocate for Petitioner. Government Pleader is directed by this Court to apprise Respondent No. 2 about passing of this order who in turn shall pass a speaking reasoned order in the Appeal on merits of the matter. Needless to state that if the order passed by Respondent No. 2 is adverse to the Petitioner, the same shall stand stayed for a further period of four weeks from the date of communication of the order to Petitioner to enable the Petitioner to seek recourse to law and file appropriate proceedings as advised.

6. With the above directions, Writ Petition is allowed and disposed.

[MILIND N. JADHAV, J.]

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Digitally signed
by RAVINDRA
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