



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.3205 OF 2026**

Rajkumar Sunderdas Kukreja ... Petitioner
versus
The State of Maharashtra and Ors. ... Respondents

Ms. Minal Chandnani, for Petitioner.
Mrs. V.S.Nimbalkar, AGP for State.

CORAM: N.J.JAMADAR, J.

DATE : 16 MARCH 2026

P.C.

1. Heard the learned Counsel for the parties.
2. The challenge in this Petition is to status quo order passed by the Authorised Chief Settlement Commissioner (R3).
3. Learned AGP invited attention of the Court to an application preferred by M/s. M.S.Developers to implead it as a party in the Review Application before the Authorized Chief Settlement Commissioner (R3), wherein it is asserted that the Petitioner has sold the subject property to the Applicant therein on 11 December 2023.
4. Learned Counsel for the Petitioner submitted that in the Petition, the Petitioner has referred to the fact that the Petitioner has created third party interest in the subject property. The Petitioner has already filed an application for vacating the status quo order. The grievance of the Petitioner is that the said application and other applications, including the maintainability of the

Review Application has not been determined by the Custodian.

5. The challenge in this Petition is to an order of status quo. The Petitioner seems to have executed conveyance in respect of the subject property in favour of the applicant in the application for impleadment, on 11 December 2023. Therefore, at this stage, this Court does not consider it appropriate to entertain the Petition. However, since the Petitioner has filed an application for setting aside the status quo order, the Competent Authority shall consider the same on the next scheduled date of listing and hear and decide the same.

6. In the event, the Competent Authority decides to proceed with the Review Application, all contentions of the Petitioner including the issue of maintainability of the Application, shall be decided by the Competent Authority.

7. The contentions of all the parties are kept open.

8. The Writ Petition stands disposed.

(N.J.JAMADAR, J.)