



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.4117 OF 2026

Mrs. Ranibai Menghraj Lulla

...Petitioner

V/s.

Hormuz Rustom Irani

...Respondent

Mr. Pradeep J. Thorat with *Ms. Aditi Naikare for the Petitioner.*

Mr. Anoshak Davar with *Mr. Pratik Amin, Mr. Tanish Jamdar, Mr. Usama Memon i/b. Mr. Vinayak R. Salokhe for the Respondent.*

CORAM: SANDEEP V. MARNE, J.

DATED: 7 APRIL 2026.

P.C.:

1) The dispute involved between the parties has been amicably resolved. The Respondent has agreed to pay to the Petitioner sum of Rs.1,90,00,000/- towards full and final settlement for surrender of his tenancy rights in respect of the suit premises. After deducting TDS of Rs.1,90,000/-, the Respondent has agreed to pay to the Petitioner an amount of Rs.1,88,10,000/- by way of Demand Draft drawn in her name. An undertaking for payment of amount of Rs.1,88,10,000/- has been signed by the Respondent. The Respondent is personally present before the Court. He admits his signature on the undertaking as well as the contents thereof. The undertaking is taken on record and marked 'X' for

identification. The parties have agreed that amount of Rs.1,88,10,000/- shall be paid by the Respondent to the Petitioner on or before 9 June 2026.

2) It appears that certain articles of the Petitioner are still lying in the suit premises though possession thereof is recovered by the Respondent. In order to enable the Petitioner to collect her articles from the suit premises, the Respondent shall grant access to the Petitioner in respect of the suit premises on 10 April 2026 from 11:00 a.m. to 5:00 p.m. The Petitioner shall collect all her belongings from the suit premises on 10 April 2026, after which, the Respondent would be entitled to possess the suit premises. However, till amount of Rs.1,88,10,100/- is paid by the Respondent to the Petitioner, Respondent shall not create any third party rights in respect of the suit premises.

3) The Writ Petition is accordingly disposed of recording the settlement between the parties. However, let the Petition be listed for compliance on **9 June 2026**.

4) Till the next date of hearing, all proceedings pending before the Small Causes Court shall remained stayed. Parties have agreed that upon receipt of amount of Rs.1,88,10,100/- all proceedings pending before the Small Causes Court shall be withdrawn by the respective parties.

[SANDEEP V. MARNE, J.]