

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION**

WRIT PETITION NO. 547 OF 2026

IIFL Management Services Limited ... Petitioner
versus
Maharashtra Real Estate Regulatory
Authority and Another ... Respondents

**WITH
INTERIM APPLICATION (L) NO. 14158 OF 2026
IN
WRIT PETITION NO. 547 OF 2026**

Honest Shelters Private Limited ... Applicant
versus
Maharashtra Real Estate Regulatory
Authority and Another ... Respondents

**AND
WRIT PETITION NO. 556 OF 2026**

IIFL Finance Limited ... Petitioner.
versus
Maharashtra Real Estate Regulatory
Authority and Another ... Respondents

**WITH
INTERIM APPLICATION (L) NO. 14155 OF 2026
IN
WRIT PETITION NO. 556 OF 2026**

Honest Shelters Private Limited ... Petitioner
versus
Maharashtra Real Estate Regulatory
Authority and Another ... Respondents

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Mr.Chetan Kapadia, Senior Advocate with Mr.Animesh Bisth, Mr.Pushkar
Deo and Mr.Varun Udhvani i/b. Cyril Amarchand Mangaldas for the
Petitioner in Writ Petition No. 547 of 2026.

Mr.Ashish Kamat, Senior Advocate with Mr.Animesh Bisth, Mr.Pushkar Deo, Mr.Varun Udhwani i/b. Cyril Amarchand Mangaldas for the Petitioner in Writ Petition No. 556 of 2026.

Mr.Rubin Vakil with Ms.Sonam Mhatre, Ms.Saloni S., Mr.Deven Fernandes and Mr.Swoak Sanghvi i/b. Dhaval Vassonji & Associates for the Applicant in both the Applications.

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**CORAM : RAVINDRA V. GHUGE &
HITEN S.VENEGAVKAR, JJ.**

DATE : APRIL 21, 2026

P.C:

1. We have heard the learned Senior Advocates for the Petitioners and the learned Advocate for the Intervenor/ Applicant in both the Petitions. There is no dispute that both the Petitioners before us have tendered applications dated 26.08.2025, pursuant to the execution orders dated 04.08.2025, passed by the Adjudicating Officer of Respondent No.1, Maharashtra Real Estate Regulatory Authority (Maha RERA). The Intervenor/Applicant has been a party Respondent to both the applications.

2. The learned Advocate for the Intervenor/Applicant, therefore, submits that, since he is a party to the two applications pending before the Adjudicating Officer of Respondent No. 1, and as the said party is required to be heard by the Adjudicating Authority before passing any order, there is

no reason why the Petitioners should not implead the said Applicant in these proceedings.

3. The learned Senior Advocates, on instructions, submit that the Petitioners would array the Intervenor/Applicant as a party Respondent in both the Petitions.

4. In view of the above, both these **Interim Applications are allowed.**

5. The Intervenor/Applicant shall be impleaded as a Respondent in both the Petitions.

6. We have heard the learned Senior Advocates for the Petitioners and the learned Advocate for the added Respondent, along with the other appearing Advocates, on this Writ Petition.

7. There is no dispute that prayer clause (b) will have to be considered by the Adjudicating Officer of Respondent No. 1, since the rectification applications dated 26.08.2025 have been pending for almost eight months.

8. The learned Advocate for the added Respondent vehemently submits that all contentions be considered by the Adjudicating Authority and that full opportunity of hearing be granted to them.

9. In view of the above, **these Petitions are disposed off** with a direction to the Adjudicating Authority of Respondent No. 1, Maha RERA, to conduct a hearing on the pending applications dated 26.08.2025 by following the due procedure laid down in law and within a reasonable period.

10. To facilitate an early hearing, we record that the parties before us, which are the parties to the said applications, would appear before the Adjudicating Authority on **05.05.2026 at 11:00 a.m.** Notices are dispensed with. The Respondent/s would tender its reply, either in physical form or through e-filing mode, on or before 05.05.2026 before the concerned authority, and would serve advance copies upon the Petitioners.

11. The parties before us would intimate the said authority of this order, and the said authority would thereafter provide a link for the hearing. The next hearing shall be conducted, either physically or through the virtual mode, from 05.05.2026. The hearing shall be concluded, on or

before 15.05.2026, and an order shall be passed on the said applications, on or before 01.06.2026.

(HITEN S.VENEGAVKAR, J.)

(RAVINDRA V. GHUGE, J.)