

4. The petitioner had ultimately approached the respondent-Trust for renewal of the lease on 25.01.2017 and paid requisite demand vide Demand Notice dated 25.01.2017.

5. The grievance of the petitioner is that the co-owner of the petitioner, in spite of the repeated notices issued by the Estate Department of the respondent trust on 12.06.2018, 24.09.2019 and finally on 05.03.2024, had not appeared before the respondent-Trust and thus, the application for renewal of the lease submitted by the petitioner in January-2017 is pending since last 9 years.

6. In view of the above, the petitioner seeks direction of this Court to respondent No.1-the Chairman, Nagpur Improvement Trust, Nagpur to decide the application, dated 25.01.2017, for renewal of the lease.

7. In view of the above, we direct respondent No.1 to consider and decide the petitioner's application seeking renewal of the lease in respect of 3152 sq. ft. out of the total 4445 sq. ft. area of Plot No. 213 situated at Gokulpeth, Nagpur, as expeditiously as possible and, in any event, within a period of eight weeks from the date of receipt of this order.

8. The respondent No.1, while deciding the said application, shall take into consideration the resolutions dated 01.07.2019 and 08.10.2023, issued by the

respondent–Trust on the aforesaid issue, wherein it has been clarified that a person holding more than 51% of the plot area is entitled to apply for renewal of the lease even in the absence of consent from the remaining co-owners.

9. The learned counsel for the petitioner/s undertakes to furnish copy of this order to the respondent No.1 within two weeks from today.

10. The decision taken shall be communicated to the petitioner/s within two weeks from the date of such decision.

11. Accordingly, the writ petition is **disposed of** in the above terms. No order as to costs.

(RAJ D. WAKODE, J.)

(ANIL S. KILOR, J.)