

**IN THE COURT OF SMALL CAUSES AT MUMBAI
(BANDRA BRANCH)**

**ORDER BELOW EXHIBIT NO.16
IN
R.A.E. SUIT NO.528 OF 2022**

Mr. Rakeshkumar Dalsingar Singh . . Plaintiff.

Versus

1. Mr. Vishanji Gelabhai Gala and anr. . . Defendants.

**Coram : A.S. Pandagle, Judge
C.R.No.32
Date : 25/4/2024.**

ORAL ORDER :

1. Perused the application.
2. Heard Ld. Advocate for the plaintiff. The defendant and his advocate absent when the matter was called out.
3. Present application is filed on behalf of plaintiff for temporary injunction and mandatory injunction. By filing present application it is submitted that there is urgency to protect and preserve the right of the plaintiff. The summer vacation for the Court will commence from 9/5/2024, there is high possibility that the defendants may enter in permanent alternate accommodation agreement with the third party builder and surrender their tenancy/occupancy in respect of the suit premises. If the defendants succeed very purpose of filing of the suit by the plaintiff becomes infructuous. Therefore prays for status-quo order.
4. After hearing Ld. Advocate for the plaintiff, gone

through the contents of the application, also gone through the record of the proceedings, by way of this application it is contended by the plaintiff that there is urgency in this matter, there is high possibility that the defendants may enter in permanent alternate accommodation agreement with the third party builder and surrender their tenancy/occupancy in respect of the suit premises. Considering the fact, the summer vacation of the Court will commence from 13/5/2024, in such circumstances, if any delay caused for deciding the present application, the plaintiff will suffer, hence defendants are hereby directed to maintain status-quo over the suit premises specially in respect of defendants can not enter into permanent alternate accommodation agreement with the third party builder and surrender their tenancy/occupancy in respect of the suit premises till next date.

Bandra - Mumbai.
Date : 25/4/2024.

(A.S. Pandagle)
Judge, C. R. No.32.

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