

Amberkar

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

APPEAL FROM ORDER NO. 121 OF 2025

Anil Prabhakar Rao Ramdasi

Appellant

.. (Org. Plaintiff)

Versus

M/s. Vini Developers & Ors.

Respondents

.. (Org. Defendants)

WITH

APPEAL FROM ORDER NO. 122 OF 2025

Ashok Kade (since deceased)
Shakuntala Ashok Kade & Ors.

Appellants

.. (Org. Plaintiffs)

Versus

M/s. Vini Developers & Ors.

Respondents

.. (Org. Defendants)

WITH

APPEAL FROM ORDER NO. 125 OF 2025

Ramesh D. Devrukhkar

Appellant

.. (Org. Plaintiff)

Versus

M/s. Vini Developers & Ors.

Respondents

.. (Org. Defendants)

WITH

APPEAL FROM ORDER NO. 126 OF 2025

Anita S. Deshmukh

Appellant

.. (Org. Plaintiff)

Versus

M/s. Vini Developers & Ors.

Respondents

.. (Org. Defendants)

.....

- Mr. Ramdasi Sripad Prabhakar, Advocate for Appellant
- Mr. Prakash Tandon i/by Mr. Gaurav Patankar, Advocates for Respondent No. 1
- Mr. Milind T. Shewale, Advocate for Respondent No. 2

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CORAM : MILIND N. JADHAV, J.

DATE : APRIL 9, 2026

P.C.:

1. Heard Mr. Ramdasi, learned Advocate for Appellants - Plaintiffs, Mr. Tandon, learned Advocate for Respondent No. 1 - Developer and Mr. Shewale, learned Advocate for Respondent No. 2 - Society.
2. Affidavit-in-reply has been filed by Mr. Tandon. Copy of the same is given to Mr. Ramdasi. He persuades the Court to allow him to file affidavit in rejoinder in view of the disputed questions of facts raised therein. Let the rejoinder be filed within a period of one week from today and copy thereof shall be given to Mr. Tandon.
3. In view of the directions contained in the order dated 17.02.2026, registration of PAAA before the concerned Sub-Registrar shall be done within a period of ten days from today. Mr. Tandon is directed by Court to ensure that notice in advance shall be given to Mr. Ramdasi's clients for the purpose of remaining present for execution of PAAA.
4. Respondent No. 2 - Society is confirming party to PAAA and Mr. Shewale represents the Society. The concerned authorized representative of the Society along with appropriate authority whether it is Chairman or Secretary or Treasurer or any other member of the Managing Committee is directed to remain present on that appointed

date which shall be informed by Mr. Tandon to both the parties and it shall be ensured that fructification of the order dated 17.02.2026 shall be done by the parties. The concerned Sub-Registrar is directed by this Court to ensure that registration of PAAA is done and the same shall be apprised to the Court on the next adjourned date on which date further submissions of Mr. Ramdasi will be heard by Court.

5. Respondent No. 1 - Developer is directed specifically to inform the fixed date once they fix appointment for registration to Mr. Ramdasi's clients and it shall be done in advance so that there is no dereliction or delay.

6. Stamp duty for the additional area shall be paid by Mr. Ramdasi's clients which shall be informed to them by Mr. Tandon along with appropriate computation and calculation. Stamp duty for the regular area will be paid by Respondent No. 1 - Developer.

7. Mr. Ramdasi would submit that papers should be made ready at least two days prior to registration. Hence, Mr. Tandon is directed to ensure that entire papers will be made ready two days prior to registration and Mr. Ramdasi will be given inspection of the entire draft agreement and annexures to his satisfaction.

8. Stand over to **21st April, 2026** under the caption "**for Direction**".