

HARSHADA H. SAWANT
(P.A.)

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION

WRIT PETITION NO.6191 OF 2026

Rohan Jayprakash Tiwari and Ors. .. Petitioners

Versus

District Superintendent of Land Records Mumbai
and Ors.

.. Respondents

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• Mr. Namitkumar S. Pansare, Advocate for Petitioners.

.....
CORAM : MILIND N. JADHAV, J.

DATE : MAY 05, 2026

P.C.:

1. Not on Board. Mentioned by way of filing praecipe dated 04.05.2026. Perused the praecipe.
2. Heard Mr. Pansare, learned Advocate for Petitioner.
3. Grievance in the present Writ Petition has revisited mutation on the basis of Consent Terms executed on 15.04.1971 before High Court in Suit No.282 of 1960. The only reason given in the impugned order dated 05.03.2026 for revisiting the said position is to confirm the Consent Terms.
4. *Prima facie*, on the basis of record, said order is innocuous and beyond limitation. Crystallised rights of parties stand duly affected by virtue of said order when such a humungous delay of 52 years and 3 months stands condoned.
5. An arguable case is made out by Mr. Pansare for immediate

stay of the order dated 05.03.2026. All proceedings before Deputy Superintendent of Land Records shall stand immediately stayed until the present Writ Petition is heard by this Court at the stage of admission which shall be noted by the parties.

- 6.** Hence, issue notice to Respondents.
- 7.** Humdast permitted. In addition to Court's notice, Petitioners is directed to serve the Respondents a copy of this order and Writ Petition and inform about the next date of hearing by any permissible mode of service and file appropriate affidavit of service with tangible proof thereof.
- 8.** Affidavit-in-Reply is directed to be filed by Respondents within a period of two weeks from today. Affidavit-in-Rejoinder, if any, is permitted to be filed within a period of one week thereafter. Copies be served on other side.
- 9.** Government Pleader to take appropriate instructions and accordingly inform the Court on the next adjourned date.
- 10.** Stand over to **08th June 2026**.
- 11.** Praecipe is disposed.