

Amol

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
WRIT PETITION NO. 1503 OF 2024**

Conwood Agencies Pvt Ltd ...Petitioner

Versus

The State of Maharashtra thr.
The Principal Secretary ...Respondent

WITH

WRIT PETITION NO. 2057 OF 2022

K G Enterprises & Anr ...Petitioners

Versus

Malhar Co-operative Housing
Society Limited & Ors ...Respondents

Mr. Rajiv Narula, with Mr. Tarang Jagtiani, i/b, Jhangiani & Narula Associates, for the Petitioner in WP/1503/2024.

Mr. Hrushi Narvekar, with Mr. Samit Shukla & Ms. Sayali Diwadkar, i/b, Trilegal, for the Petitioner in WP/2057/2022.

Dr. Birendra Saraf, Advocate General, with Mr. Himanshu Takke, AGP, for the Respondent-State in WPWP/1503/2024.

Dr. Birendra Saraf, Advocate General, with Mr. Himanshu Takke, AGP, for the Respondent-State in WPWP/2057/2022.

Mr. Makrand V. Raut, for the Respondent No. 3.

**CORAM M.S. Sonak &
Advait M. Sethna, JJ.**

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Date: 2025.12.02
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DATED: 28 November 2025

PC:-

1. Heard learned Counsel for the parties.
2. The learned Advocate General states that the issue involved in this Petition relates to the implied repeal of the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management & Transfer) Act, 1963. (MOFA). Learned Advocate General states that similar issues are pending before the other Benches. Therefore, he submits that orders will be sought on the administrative side for clubbing of all these matters that they can be taken up by one and the same Bench.
3. Mr. Narula presses for interim protection by submitting that the Respondents in this Petition should not act upon the registered conveyances. At this stage, we are not inclined to grant such ad-interim reliefs. Ultimately, the conveyance is already registered and the registration or any rights that flow from such registration will always be subject to the challenge now raised in this Petition. Therefore, the prayer for ad interim relief is presently declined.
4. Time for filing pleadings is extended by 15 January 2026.
5. We defer this matter to 30 January 2026 to enable the parties to have all these matters place before the one and the same Bench.

(Advait M. Sethna, J)

(M.S. Sonak, J)