

IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION

WRIT PETITION (L) NO. 7194 OF 2026

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Shiv Shakti CHS Ltd. .. Petitioner  
V/s.  
The State of Maharashtra & Ors. .. Respondents

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Mr. Cherag Balsara i/b. Mr. Yogesh Patil for Petitioner.

Ms. Varsha Sawant, learned AGP for Respondent no. 1- State.

Mr. Vishwanath Patil a/w. Mr. Akshay Naidu for Respondent no. 2 – AGRC.

Ms. Ravleen Sabharwal a/w. Ms. Aarushi Yadav and Ms. Rutuja Shedge for Respondent no. 3 – SRA.

Mr. Pravin Samdani, Senior Advocate a/w. Mr. Mayur Khandeparkar i/b. Mr. Madhur Surana for Respondent no. 4.

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CORAM : FARHAN P. DUBASH, J.

DATE : 23<sup>rd</sup> APRIL 2026

P. C.:

1. The present Writ Petition impugns an order dated 27<sup>th</sup> January 2026 (**impugned order**), passed by the Apex Grievance Redressal Committee (**AGRC**). By the impugned order, the AGRC set aside the earlier order dated 14<sup>th</sup> November 2025, passed by the Chief Executive Officer, Slum Rehabilitation Authority, Mumbai, against Respondent no. 4 – Developer in a suo moto proceeding initiated under Section 13(2) of the Maharashtra Slum Areas (Improvement, Clearance and Redevelopment) Act, 1971 (**Slum Act**) and passed further directions in the matter.

2. The main ground of challenge raised by the Petitioner – Society in the present Writ Petition is that the Petitioner – Society was not afforded adequate prior notice of the hearing that was held before the AGRC on 5<sup>th</sup> December 2025 when the matter was closed for orders. A perusal of the record corroborates this position. Considering this, and without going into the other allegations that are raised in the Petition and without considering the response thereto by Respondent no. 4 – Developer, this Court deems it fit that the present Writ Petition can be disposed of in terms of the following order :

**:: ORDER ::**

(i) The impugned order dated 27<sup>th</sup> January 2026, passed by Respondent no. 2 is hereby set aside.

(ii) Respondent no. 2 shall once again hear and decide Appeal no. 438 of 2025 after affording an opportunity of hearing to the Petitioner – Society.

(iii) The Petitioner – Society shall file its response, if any, to the said Appeal and serve a copy of the same on all the parties thereto, on or before 30<sup>th</sup> April 2026.

(iv) The AGRC shall thereafter hear and decide the said Appeal as expeditiously as possible, preferably in the first sitting that is held after 30<sup>th</sup> April 2026 and pass an order thereon, in any event, no later than 30<sup>th</sup> May 2026.

(v) All rights and contentions of all parties are kept open.

(vi) The AGRC shall decide the said Appeal on merits without being influenced by the order of this Court.

(vii) Till then, the status quo as on today shall continue and the SRA shall not process or grant any further permissions.

3. The present Writ Petition is disposed of in terms of the above order and there shall be no order as to costs.

**( FARHAN P. DUBASH, J. )**

*Ajay Jadhav*