

IN THE HIGH COURT OF JUDICATURE AT BOMBAY**ORDINARY ORIGINAL CIVIL JURISDICTION****WRIT PETITION NO.2631 OF 2023**

Rite Developers Pvt. Ltd. & Anr. ... Petitioners

V/s.

Municipal Corporation of Greater Mumbai & Ors. ... Respondents

Mr. Saket Mone a/w Mr. Shrey Shah, Ms. Mitali Dhable i/by Vidhii Partners for the Petitioners.

Mr. Shridharan, Senior Advocate, a/w Ms. Smita Tondwalkar for the Respondent Nos.1 to 3.

Mr. Devidas Sakpal, A.A.& C, R/C Ward, BMC, present.

**CORAM : A. S. GADKARI AND
KAMAL KHATA, JJ.**

DATE : 5th May 2026

RC.:-

1) Record indicates that, by our earlier Orders, the Petitioner has deposited an amount of Rs.16,69,638/- in the Registry of this Court towards outstanding property tax.

2) It be noted here that, the Assistant Assessor and Collector R/Central Ward, by his communication dated 9th March, 2026 has intimated the Petitioner that an amount of Rs.18,70,424/- including penalties is outstanding as on the said date. The said communication was produced on

record during the course of hearing on earlier occasion.

2.1) On 16th April, 2026, the same Officer has informed this Court that, an amount of Rs.26,27,601/- is outstanding towards property tax. Today, the same Assistant Assessor and Collector, R/Central Ward, has submitted another note with a chart annexed, indicating that, the outstanding property tax is an amount of Rs.35,54,816/-.

3) It is thus apparent that, the concerned Officer of the BMC is not certain as to how much property tax is due and payable by the Petitioner to the Corporation. In a span of just about two months, the outstanding property tax has been varied three times.

4) It *prima facie* appears that, either the concerned Officer of the BMC is not certain about how much tax is to be paid by the citizen or is changing his stance as per his own convenience ultimately causing harassment to the citizens.

4) Even otherwise, the Petition raises arguable questions.

5) Admit.

6) Interim relief in terms of prayer clauses (f) and (g).

(KAMAL KHATA, J.)

(A.S. GADKARI, J.)