



IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

CONTEMPT PETITION (L) NO.30732 OF 2022

IN

SUIT NO.228 OF 2022

RNA Splendour Buyers Association & Ors. ...Petitioners

Versus

A. A. Estate Private Limited & Ors. ...Respondents

WITH

INTERIM APPLICATION (L) NO.20655 OF 2024

IN

CONTEMPT PETITION (L) NO.30732 OF 2022

RNA Splendour Buyers Association ...Petitioner

Versus

A. A. Estate Private Limited & Ors. ...Respondents

WITH

INTERIM APPLICATION NO. 1722 OF 2025

IN

CONTEMPT PETITION (L) NO.30732 OF 2022

Shilpa Manish Rach ...Petitioner

Versus

RNA Spendour Buyers Association ...Respondent

Mr. Rohan Sawant, a/w Abhijeet Mahadeokar, i/b Diwakar Gond,
for Petitioners.

Mr. Pritesh Burad a/w Shreyas Moharir, i/b Pritesh Burad
Associates, for Respondent Nos.2, 3, 5, 6 & 8.



Mr. Atul Damle, Senior Advocate, i/b Mayur Faria, for Respondent No.4.

Ms. Viloma Shah, i/b AVP Partners for Respondent Nos.1A to 1D.

CORAM : SOMASEKHAR SUNDARESAN, J.

DATE : May 8, 2026

ORDER :

1. By an order dated April 30, 2026, I had set out the terms on which the Alleged Contemnors could be discharged of the allegations of contempt as initially levelled on this Contempt Petition and the subsequent continuing acts of contempt seen in the captioned proceedings. Among others, it was directed that the Alleged Contemnors ought to pay the Additional Costs and Compensation Amount of Rs.2 crores, with the deadline for such payment being no later than May 7, 2026. The matter was stood over to today.

2. Mr. Atul Damle, Learned Senior Advocate for the Alleged Contemnors has tendered across the bar the acknowledgment of a demand draft in the sum of Rs.2 crores deposited by the Alleged Contemnors with the Registry of this Court. The officials of the Registry too confirm the receipt of such demand draft and also confirm having deposited the same for collection.



3. Therefore, all the activity directed to be carried out pursuant to the order dated April 17, 2026, the order dated April 24, 2026, and the order dated April 30 2026 have been carried out. Therefore, as recorded in the aforesaid orders, it is now appropriate to dispose of the Contempt Petition discharging the Alleged Contemnors of the contempt alleged.

4. Mr. Rohan Savant also tenders across the bar, a copy of a resolution passed by the Petitioner No.1-Association at a meeting held on April 3, 2026, resolving that the Petitioner No.1-Association accepts the amounts of Rs.~13.38 crores and the amount of Rs.~9.22 crores along with additional sums of Rs.~9.08 crores towards remediation. A copy of the resolution is marked 'X' for identification and is taken on record. The office bearers of Petitioner No.1-Association, namely, Mr. Vinod Kumar Khosla, Mr. Saksh Saggi, Mr. Monty Watwani and Ms. Kinjal Baluada are also present in Court. This resolution has been passed prior to my orders dated April 17, 2026, April 24, 2026 and April 30, 2026. Therefore, the discharge of the development rights relating to Aashirwad Society, to which the Petitioners were entitled under the Consent Terms too is now complete against the discharge of the Alleged Contemnors.



5. As indicated in the earlier orders, all the amounts lying in Court shall now stand fully released to the Petitioner No.1, Association for its distribution to the respective members in accordance with the flat-wise entitlements of the members of the Petitioner No.1, Association. The request on behalf of the Alleged Contemnors is that in view of paragraph 41 of the order dated April 30, 2026, the members of the Petitioner No.1, Association must provide all their documentation executed with AA Estate to enable the Alleged Contemnors to pursue their claims against AA Estate and its constituents. Mr. Savant submits that the Respondent No.1, Association would collect all such documents and send them over to the Advocates for the Alleged Contemnors. It is made clear that regardless, the Petitioners have fully and finally discharged the Alleged Contemnors in respect of all claims, rights, title and interest in respect of the allotments to the 64 residential flats, admeasuring 69,067 square feet carpet area and car parking spaces in the saleable portion of Samrat and Pulkit, all of which would now vest in Respondent Nos.2, 4 and 5, who in turn would be entitled to assert their rights, if any against AA Estate and its constituents who too are the Alleged Contemnors.



6. It is quite clear that the Petitioners waive all rights, claims and entitlements in respect of the 68 allotments in favour of the aforesaid Respondents. It is once again made clear that the booking amounts, remedial compensation amounts and the additional costs are all being released to Respondent No.1-Association solely for convenience of distribution to the respective allottees, all of whom are also Petitioners in the Contempt Petition.

7. The amounts in question represent refund and compensation in the form of remedial measures that the Alleged Contemnors had agreed to discharge in compliance with the commitments made by them to this Court in the course of the conduct of the Contempt Petition. Correspondingly, the Petitioners too shall stake no claim in respect of the redevelopment relating to the Aashirwad Co-operative Housing Society with the acceptance of the terms also being resolved by them both through instructions given to Learned Advocate representing them and also in the resolution dated April 3, 2026.

8. Mr. Savant tenders across the bar the account details of the Respondent No.1, Association and remittance of all the amounts lying in Court would now be made to the bank account bearing the following particulars:



<i>Account Name</i>	<i>RNA SPLENDOUR BUYERS ASSOCIATION</i>
<i>Account Number</i>	<i>50*****9190</i>
<i>Bank</i>	<i>HDFC Bank</i>
<i>Branch</i>	<i>JVPD SCHEME BRANCH</i>
<i>PAN Card Number</i>	<i>A*FA*198*P</i>

9. It is clarified that only the last four digits of the account number and the PAN number is being masked when reproduced here for the sake of confidentiality, since this order is a public document. However, a copy of the account particulars tendered across the bar has been handed over to the officials of the Registry who are present in Court to enable them to issue instructions for remittance of the amounts.

10. Considering that there is full and final compliance with all the terms set by the Court in its contempt jurisdiction, the Alleged Contemnors deserve to be discharged, with the Contempt Petition being disposed of without any further measures available under the powers of this Court in the contempt jurisdiction. The ***Contempt Petition*** is accordingly ***finally disposed of***, and all pending ***Interim Applications*** too stand ***disposed of***.



11. The role played by Mr. Damle and Mr. Savant in resolving this matter in a responsible manner that addresses the interests of their respective clients and also upholds the majesty of the Court, is once again worthy of special mention and appreciation.

12. All actions required to be taken pursuant to this order shall be taken upon receipt of a downloaded copy as available on this Court's website.

[SOMASEKHAR SUNDARESAN, J.]