

HARSHADA H. SAWANT
(P.A.)

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

INTERIM APPLICATION (L) NO.42431 OF 2025
IN
COMMERCIAL SUIT (L) NO.42249 OF 2025

Romell Real Estate Pvt Ltd .. Applicant

IN THE MATTER BETWEEN:

Romell Real Estate Pvt Ltd .. Plaintiff

Versus

District Deputy Registrar

Co-operative Societies, Mumbai City-4 and

Competent In Authority .. Defendants

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- Mr. Drupad S. Patil a/w. Mr. Shivraj R. Patne, Advocates i/by Mr. Aditya P. Shirke for Applicant / Plaintiff.
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CORAM : MILIND N. JADHAV, J.

DATE : FEBRUARY 11, 2026

P.C.:

- 1.** Heard Mr. Patil, learned Advocate for Applicant / Plaintiff.
- 2.** At time of rising this matter is mentioned seeking intervention of the Court in view of non-compliance of directions contained in the order dated 07.01.2026. Mr. Patil would submit that this Court has in paragraph Nos.3 and 5 of the said order primarily noted the grievance and entitlement of the Plaintiff and therefore called upon the Defendants to file their reply to the Interim Application. He would submit that the aforesaid order has been duly complied with by Plaintiff, however Defendants despite having been served with the copy of Interim Application and Suit plaint have not

filed their reply.

3. It is *prima facie* seen that Defendant - Society has made Application to the Collector seeking No Objection Certificate under the ULC in respect of the subject plot on which Plaintiff has already constructed buildings and also is in the process of completion of further construction as noted by Court in the previous order.

4. Copy of this order shall be served forthwith on Respondents to intimate them to apprise the Court as to why the Reply has not been filed.

5. If Respondents are served with the copy of this order and if they do not remain present either through themselves or pleader this Court shall after hearing the Applicant - Plaintiff be constrained to pass appropriate order in accordance with law which shall be noted by the Respondents.

6. Stand over to **18th February 2026**. To be listed under the caption '**For Directions at 11:00 a.m.**'.

H. H. SAWANT

[MILIND N. JADHAV, J.]

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