

**HIGH COURT OF JUDICATURE FOR RAJASTHAN
BENCH AT JAIPUR**



S.B. Civil Writ Petition No. 18937/2025

Smt. Pallavi Sharma Daughter Of Shri M.p.sharma, R/o 113/29,
Rangoli Garden, Vaishali Nagar, Jaipur (Raj.), President, Rangoli
Garden Owners Welfare Society, Panchyawala, Jaipur.

-----Petitioner

Versus

1. Appellate Authority, Jaipur Development Authority,
Commissioner Office, Ram Kishore Vyas Bhawan, Indira
Circle, Jln Marg, Jaipur.
2. Jaipur Development Authority, Through Deputy
Commissioner, Zone-7, Jaipur Development Authority, Jln
Marg, Jaipur.
3. Shri Ajay Indoriya, Address - Flat No.299/25, Rangoli
Garden, Maharana Pratap Marg, Jaipur.
4. Shri Vijay Singh Nirwan, Address - Flat No. 9133/34,
Rangoli Garden, Maharana Pratap Marg, Jaipur.
5. Rangoli Garden Owners Welfare Society, Through
Secretary, Rangoli Garden, Maharana Pratap Marg,
Panchyawala, Jaipur.

-----Respondents

For Petitioner(s)	:	Mr. Yashodhar Pandey
For Respondent(s)	:	Mr. Rishabh Khandelwal Mr. Ashish Sharma Mr. Vaibhav Bhargava with Ms. Rajni Singh

HON'BLE MR. JUSTICE SANDEEP TANEJA

Order

10/12/2025

1. The petitioner, has filed the present writ petition with the
following prayer:-

*"i) issue appropriate writ, order and direction, in
the nature thereof, to quashed and set aside the
impugned order dated 14.05.2025 passed by the
Competent Authority and Deputy Commissioner,
Zone-7, JDA in application no.3/2025;*

*ii) issue appropriate writ, order and direction,
in the nature thereof, to quash and set aside the
impugned order dated 25.09.2025 passed by the
Appellate Authority and Commissioner, JDA in
Appeal No.3/2025;*

iii) issue appropriate writ, order and direction, in the nature thereof, to quash and set aside the impugned order dated 03.11.2025 passed by the Competent Authority and Deputy Commissioner, Zone-7, JDA in application no.3/2025;

iv) issue appropriate writ, order and direction, in the nature thereof, whereby the respondents be directed to comply with the directions passed in Appeal No.2/2023 dated 10.11.2023 by the Appellate Authority and Commissioner, JDA;

v) Any other relief as this Hon'ble Court deems fit and proper be also granted in favour of the Petitioner; and

vi) Cost of the present proceedings may also be awarded in favour of the humble Petitioner."

2. Admittedly, the petitioner has already preferred an appeal before the Appellate Authority under Section 26 of Rajasthan Apartment Ownership Act, 2015 (hereinafter 'Act of 2015') against the order dated 03.11.2025 passed by the Competent Authority.

3. Learned counsel for the petitioner submits that the appeal filed by the petitioner is pending consideration before the Appellate Authority, whereas the elections of the Rangoli Garden Owners Welfare Society are scheduled on 14.12.2025. Learned counsel for the petitioner, thus, makes a limited prayer that the Appellate Authority may be directed to decide the stay application on or before 14.12.2025.

4. Learned counsels for the respondents have no objection to the aforesaid limited prayer made on behalf of the petitioner.

5. In view of the above, as agreed by the parties, the Appellate Authority is directed to hear and decide the stay application preferred by the petitioner along with the appeal on or before 14.12.2025, after giving opportunity of hearing to all the parties strictly in accordance with law.



6. The parties are directed to appear before the Appellate Authority on 12.12.2025.
7. With the aforesaid directions, the writ petition is disposed of.
8. Pending application(s), if any, also stands disposed of.

(SANDEEP TANEJA),J