

Co-operative Court, Pune

AMH20230049149C202600006

Relief Sought: Injunction

Case Type: SUITS

NILESH SHRIKANT URUNKAR Vs Dr V N Shirodkar Co Operative Housing Society Ltd thr Chairman and Secretary

Advocate Name: UPADHYE ABHISHEK SHRIKANT Barcode: MAH/2116/2014 Unique ID: AMH20230049149

I) Litigant Information

Main Petitioner

Plaintiff:	NILESH SHRIKANT URUNKAR	Extra Petitioner Count:	0
Gender:	Male	Caste:	...
Relation:	...	Father/Mother/Husband Name:	...
Age:	35	Date of Birth:	
Differently Abled:	No		
Email:	...	Mobile No.:	8007887732
Address:	Flat No. F1, Dr. V.N. Shirodkar CHSL, Bhosalenagar, Range Hills Road, Pune 411007	Pin Code:	411007
State:	Maharashtra	District:	...
Taluka:	...	Village:	...
Other Information			
Passport No.:	...	PAN No.:	...
Country:	...	Nationality:	...
Phone No.:	...	Fax No.:	...
Occupation:	service		
Alternate Address:	...		
State:	---	District:	...
Taluka:	...	Village:	...

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Main Respondent			
Defendant:	Dr V N Shirodkar Co Operative Housing Society Ltd thr Chairman and Secretary	Organisation Type	
Email:	...	Mobile No.:	...
Address:	Bhosalenagar, Range Hills Road, Pune 411007	Pin Code:	411007
State:	---	District:	...
Taluka:	...	Village:	...
Other Information			
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Extra Petitioner			
Extra Respondent			
Extra Party 2)			
Defendant:	Dr V N Shirodkar Co Operative Housing Society Ltd thr Chairman Ramesh Deshmukh	Organisation Type:	
Email:	...	Mobile No.:	...

Address:	Bhosalenagar, Range Hills Road, Pune 411007	Pin Code:	411007
State:	---	District:	...
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Other Information			
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Extra Party 3)			
Defendant:	Dr V N Shirodkar Co Operative Housing Society Ltd thr Project Manager Devendra Dhere	Organisation Type:	
Email:	...	Mobile No.:	...
Address:	D.D. Architects, Project Management Consultant, Pune 411030	Pin Code:	411030
State:	---	District:	...
Taluka:	...	Village:	...
Other Information			
Passport No.:	...	PAN No.:	...
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Phone No.:	...	Fax No.:	...

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Email:	...	Mobile No.:	...
Address:	Bhosalenagar, Range Hills Road, Pune 411007	Pin Code:	411007
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Email:	...	Mobile No.:	...

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State:	---	District:	
Subordinate Court:		Date of Decision:	
CC Applied Date:		CC Ready Date:	
CNR:		Case Type:	



II) Fact			
Sr.No.	Fact Date	Fact Time	Fact
1	05-01-2026	00:00:00 am	The Disputant, acting in good faith and with the sole intention of safeguarding collective interest, independently caused a separate feasibility assessment to be undertaken by another qualified architect experienced in redevelopment matters. The said independent assessment revealed substantial divergence in computation of permissible built-up area, additional member entitlement and projected developer profit margins when compared with the feasibility modelling prepared by the PMC.



III) Case Details

<p>Cause of Action:</p>	<p>The Disputant, acting in good faith and with the sole intention of safeguarding collective interest, independently caused a separate feasibility assessment to be undertaken by another qualified architect experienced in redevelopment matters. The said independent assessment revealed substantial divergence in computation of permissible built-up area, additional member entitlement and projected developer profit margins when compared with the feasibility modelling prepared by the PMC.</p>	<p>Relief Claimed:</p>	<p>1 Declare that the redevelopment feasibility presently adopted and relied upon by the Opponents suffers from material computational irregularities and cannot be acted upon unless independently verified and recalibrated strictly in accordance with applicable Development Control Regulations2Direct the Opponents to undertake a fresh, transparent and regulation complaint feasibility computation through an independent technical expert so as to ensure maximization of lawful entitlement of all members of the Society3Restrain the Opponents, their agents and representatives from finalizing, executing or giving effect to any Development Agreement, Letter of Intent or binding arrangement with any developer on the basis of the impugned feasibility4Direct the Opponents to preserve and maintain intact all redevelopment bids received pursuant to the tender process and not to reject, alter or selectively consider the same pending adjudication of the present dispute5Grant interim relief in terms of prayer clause 3 above pending final disposal of the present dispute, and pass such further orders as may be deemed just and necessary in the interest of justice and protection of collective proprietary rights of the members.</p>
<p>Date of Cause of Action:</p>	<p>05-01-2026</p>	<p>Valuation:</p>	
<p>Amount:</p>	<p>0.00</p>	<p>Plaint in Local Language:</p>	<p>No</p>
<p>Important Information or Subject or Reason:</p>			
<p>State:</p>	<p>---</p>	<p>District:</p>	<p>---</p>
<p>Taluka:</p>	<p>---</p>	<p>Village:</p>	<p>---</p>
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Act Section

Act1:	Maharashtra Co-operative Societies Act	Section:	91
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State:	---	District:	
Subordinate Court:		Date of Decision:	
CC Applied Date:		CC Ready Date:	
CNR:		Case Type:	



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III) Case Details

<p>Cause of Action:</p>	<p>The Disputant, acting in good faith and with the sole intention of safeguarding collective interest, independently caused a separate feasibility assessment to be undertaken by another qualified architect experienced in redevelopment matters. The said independent assessment revealed substantial divergence in computation of permissible built-up area, additional member entitlement and projected developer profit margins when compared with the feasibility modelling prepared by the PMC.</p>	<p>Relief Claimed:</p>	<p>1 Declare that the redevelopment feasibility presently adopted and relied upon by the Opponents suffers from material computational irregularities and cannot be acted upon unless independently verified and recalibrated strictly in accordance with applicable Development Control Regulations2Direct the Opponents to undertake a fresh, transparent and regulation complaint feasibility computation through an independent technical expert so as to ensure maximization of lawful entitlement of all members of the Society3Restrain the Opponents, their agents and representatives from finalizing, executing or giving effect to any Development Agreement, Letter of Intent or binding arrangement with any developer on the basis of the impugned feasibility4Direct the Opponents to preserve and maintain intact all redevelopment bids received pursuant to the tender process and not to reject, alter or selectively consider the same pending adjudication of the present dispute5Grant interim relief in terms of prayer clause 3 above pending final disposal of the present dispute, and pass such further orders as may be deemed just and necessary in the interest of justice and protection of collective proprietary rights of the members.</p>
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<p>Important Information or Subject or Reason:</p>			
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Act Section

Act1:	Maharashtra Co-operative Societies Act	Section:	91
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