

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
CIVIL APPELLATE JURISDICTION**

**WRIT PETITION NO. 14132 OF 2026**

Aditya Kumar ... Petitioner  
Versus  
M/s. RPS Properties,  
through its Partners & Ors. ... Respondents

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Ms. Sonu U. Sharma for Petitioner.  
Mr. Vallabh Tokekar a/w Ms. Sonali Jain for Respondent No.2.  
Ms. Pooja Patil, AGP for Respondent-State.

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**CORAM : MANISH PITALE AND  
SHREERAM V. SHIRSAT, JJ.**

**DATE : 21<sup>st</sup> OCTOBER 2026**

**P.C. :**

. Heard learned counsel for the petitioner and the learned counsel for the contesting respondent No.2 (secured creditor).

2. By this petition, the petitioner has challenged a series of orders passed by the Competent Authority under Section 14 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (Securitisation Act) and also a series of orders passed by the Debts Recovery Tribunal, Pune (DRT) in interim applications moved from time to time by the petitioner and others in a Securitisation Application pending since the year 2023. The petitioner has also sought to challenge a recent notice of e-auction issued by the respondent No.2 (secured creditor) in the present writ petition.

3. After having heard the learned counsel for the petitioner and respondent No.2 for some time and upon perusal of the documents annexed to the writ petition, we find that the petitioner along with other similarly situated persons have already invoked the jurisdiction of the DRT, Pune under the provisions of the Securitisation Act, by filing Securitisation Application No. 616 of 2023. Admittedly, the said Securitisation Application is pending before the DRT, Pune.

4. The documents also show that on every occasion that the possession of the petitioner was threatened, interim applications were moved in the pending Securitisation Application before the DRT, Pune. Initially, certain orders were passed granting limited protection, but subsequently, further such applications were dismissed.

5. It is also a matter of record that the petitioner has filed Regular Civil Suit No. 2093 of 2023 before the Court of Civil Judge Senior Division, Pune. In the said suit, as far back as on 9<sup>th</sup> May 2024, an application seeking *status quo* was rejected. It is brought to our notice on behalf of respondent No.2 that an appeal filed by the petitioner challenging the said order was rejected and thereafter, a review application was filed. The said review application was also rejected by the Appellate Court.

6. In the face of such admitted position on facts, we are not inclined to entertain the present writ petition. The petitioner is at liberty to pursue remedies in the pending Securitisation

Application No. 616 of 2023 before the DRT, Pune or in the Suit already instituted in the Court of Civil Judge Senior Division, Pune, in accordance with law.

7. The writ petition is dismissed. Pending applications, if any, also stand disposed of.

**(SHREERAM V. SHIRSAT, J.)**

**(MANISH PITALE, J.)**