

Ashwin Shah & Maitri Shah

Land Mark Judgement of the Bombay High Court dated 6th October 2025 in the matter of MACROTECH DEVELOPERS LTD. VS JOINT SUB-REGISTRAR AND ORS., INTRODUCTION  
This writ petition before the Bombay High Court was filed by Macrotech Developers Ltd., a prominent real-estate developer (the petitioner), invoking the Court's extraordinary jurisdiction under Article 226 of the Constitution of India. The petitioner sought a writ or direction against the Joint Sub-Registrar, Pune (Respondent No. 1) to compel registration of a Deed of Cancellation of an Agreement for Sale executed with certain allottees who had defaulted on payment obligations. The core issue concerned the scope of powers of the Maharashtra Real Estate Regulatory Authority (MahaRERA) — particularly whether it possessed the authority, either directly or through its execution mechanism, to unilaterally  
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