

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
COMMERCIAL ARBITRATION PETITION NO. 104 OF 2025**

Aditya Birla Housing Finance Limited ...Petitioner

Versus

Axis Bank Ltd & Anr ...Respondents

Ms. Megha Gupta, a/w Pranjali K, Lavanita Chityala, i/b Hedgehog & Fox LLP, for the Petitioner.

Mr. Karl Tamboly, a/w Rushil Mathur, Amrita Dubey, Amrita Nataranjan, i/b Mayur Shetty, C/o. Kochhar & Co., for Respondent No.1.

CORAM : SOMASEKHAR SUNDARESAN, J.

DATE : JULY 24, 2025

ORDER :

1. Mr. Tamboly, instructed by advocates on record who have entered appearance on behalf of Axis Bank and accept notice in the matter, submits that there are more dues owed to Axis Bank secured by a mortgage over the very same property.

2. Such a statement cannot be made across the bar and must be reduced to writing in an affidavit by a responsible officer of Axis Bank. Let such affidavit be filed no later than July 28, 2025. The Petitioner

may file an affidavit to deal with the contents of the same by July 31, 2025.

3. Stand over to ***August 5, 2025***.

4. All actions required to be taken pursuant to this order shall be taken upon receipt of a downloaded copy as available on this Court's website.

[SOMASEKHAR SUNDARESAN, J.]