
IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

COMMERCIAL ARBITRATION PETITION NO.104 OF 2025

Aditya Birla Housing Finance Limited

..Petitioner

Versus

Axis Bank Ltd. & Ors.

...Respondents

Mr. M.M. Pandit *i/b. Hedgehog & Fox LLP, Advocate for Respondents.*

CORAM: SOMASEKHAR SUNDARESAN, J.

DATE : MARCH 28, 2025

PC :

1. It would be appropriate to issue notice to Axis Bank asking it to explain as to why they could not release the title-deeds, which according to the Petitioner ought to be released, particularly bearing in mind that all monies owed to Axis Bank have been paid by the Petitioner. Let a reply be filed by Axis Bank no later than April 8, 2025.

2. Advocates for the Petitioner shall serve a copy of this order on Axis Bank, also marking the Chief Compliance Officer to ensure compliance with the aforesaid directions. Meanwhile, it would be appropriate to direct that Axis Bank does not create any third party rights or alienate any of the properties in respect of which title-deeds are in its possession.

3. List on *April 9, 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.]