

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
OFFICIAL LIQUIDATOR'S REPORT NO.46 OF 2025

Official Liquidator of Various Companies ... Applicant
Vs.
NA ... Respondent

Mr. Rushabh Sheth for Official Liquidator.
Mr. Satyajit Roul, Official Liquidator.
Ms. Nikita Yadav, Assistant Official Liquidator.

CORAM : MANISH PITALE, J.
DATE : MAY 09, 2025

P.C. :

. The Official Liquidator has moved the instant Official Liquidator's Report No.46 of 2025 with the following prayers:-

“a. In view of above para (6, 7 & 8), whether this Hon'ble Court may be pleased to permit the Official Liquidator to execute a new Leave and License agreement with Mansi Manufacturer and Services Private Limited- Occupant/Owner of the premises situated at 2nd floor, Plot No. R-591 & R-591 Part, T.T.C. Industrial Area, Rabale, Navi Mumbai, Maharashtra- 400701 admeasuring 923.73 sq. mt. for keeping the records and documents of the Official Liquidator, to pay the stamp duty and to pay the monthly rent of Rs. 6,00,000/- plus GST from the date of execution from the Office Expenses Account of the Common Pool Fund maintained by the Official Liquidator at the agreed terms stated therein and to pay the water charges, electricity charges, and incidental charges thereto from the Office Expenses Account of the Common Pool Fund maintained by the Official Liquidator. Further, to permit the Official Liquidator to pay rent of both the new godown as well as the current Vasai godowns until the shifting of the records is completed;

b. In view of above para (9), whether this Hon'ble Court may be pleased to permit the Official Liquidator to buy metal racks for the purposes of storage of documents and files and pay the vendor as per the bills raised from the Office Expenses Account of the Common Pool Fund maintained by the Official

Liquidator;

c. In view of para (11) whether this Hon'ble Court would be pleased to permit the Official Liquidator to discard/destroy the records lying at the records rooms which are of no use for liquidation proceedings and have become obsolete, inventory of which is annexed as Exhibit-F;

d. In view of para (12), whether this Hon'ble Court may be pleased to permit the Official Liquidator to hire the services of an agency for transporting the above records, movable assets, furniture etc. to the new godown at Rabale and permit the Official liquidator to pay the said one time transportation and labour expenses and other incidental costs from the Office Expenses Account of the Common Pool Fund maintained by the Official Liquidator;

and

e. For such other and further directions as this Hon'ble Court may deem fit and proper.”

2. The directions in the said prayers are sought in the backdrop of the fact that the licence agreement for the present godowns located at Vasai, wherein the office of the Official Liquidator is storing records, is expiring on 13.06.2025.

3. The new proposed premises is located at Rabale, Navi Mumbai. It is stated on the basis of the statements made in the OLR as well as the exhibits annexed therewith that the existing premises are almost equal in size to the proposed premises, with absence of proper fire safety measures and there is lack of electricity also.

4. In that light the proposed new premises are stated to be more convenient, although the monthly licence fee would be higher. It is brought to the notice of this Court that the location of godowns at Vasai is such that it takes about 2½ hours to travel between the office of the Official Liquidator and the said godowns. The proposed premises would be nearer particularly in the light of the *Atal Setu*, improving connectivity between the office of the Official Liquidator and Rabale at

Navi Mumbai.

5. Having considered all these aspects, this Court is inclined to allow the present OLR. Accordingly, the OLR is allowed in terms of prayer clauses (a) to (d) quoted hereinabove.

(MANISH PITALE, J.)

Minal Parab