

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION**

COMMERCIAL EXECUTION APPLICATION NO.85 OF 2025

SANJAY RAMHARI DHOTE AND ANOTHER)...APPLICANTS

V/s.

KARLA FARMS AND OTHERS)...RESPONDENTS

Mr.Yashowardhan Dixit a/w. Ms.Sana Wasim, Ms.Yashita Bhardwaj i/by
MZM Legal LLP, Advocate for the Applicants.

Mr.Harshvardhan Melanta i/by M/s.K. Ashar & Co., Advocate for the
Respondents.

Mr.Dushyant Pagare, Advocate for the Auction Purchaser.

Mrs.Chandan J. Bhatt, Official Assignee/ Court Commissioner present
in Court.

CORAM : ABHAY AHUJA, J.

DATE : 11th DECEMBER 2025

P.C. :

1. This matter was mentioned in the morning session submitting that a direction to the concerned Stamp authorities as well as the concerned Collector to co-operate with the auction purchaser as well as the concerned parties, which was dictated, remained to be included in the order dated 9th December 2025, whereby the auction sale was confirmed by this Court. The learned Counsel was requested to mention the matter again in the afternoon session so that the language that was dictated could be ascertained.

2. The matter is mentioned again in the afternoon session.
3. It has been observed that the said direction remained to be included in the order. Accordingly, after paragraph 12, the following paragraph be inserted :

“13. Mr.Dushyant Pagare, learned Counsel for the auction purchaser submits that since prior to execution of the Sale deed / Conveyance deed, adjudication will have to be done by the Stamp Authorities and stamp duties paid and also Collector’s permission would be required, and therefore, this Court may direct the authorities to co-operate with the auction purchaser. The concerned Stamp authorities as well as the concerned Collector to co-operate with the auction purchaser as well as the concerned parties in order to maintain the timelines as per the terms and conditions of the auction sale.”
4. Paragraph 13 of the order dated 9th December 2025 to accordingly be renumbered as paragraph 14.
5. Rest of the order remains as it is.
6. Let the corrected order be uploaded as soon as possible.
7. The praecipe, accordingly, stands disposed.

(ABHAY AHUJA, J.)