

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
IN ITS COMMERCIAL DIVISION
INTERIM APPLICATION NO. 5062 OF 2025
IN
COMMERCIAL SUIT NO. 328 OF 2018**

Csb Bank Limited	...Applicant
In the matter of	
Vikram B Trivedi & Anr	...Plaintiffs
Vs,	
Kalpavruksha Developers & Ors.	...Defendants

Ms Gaurangi Patil a/w Mr. Nikhil Mhatre i/b GP & Associates for Applicant.

Mr. Amit Petke, CSB Bank Recovery Officer.

Mr. Rahul Sarda a/w. Mr. Ranjeev Carvalho, a/w Mr. Sunilkumar Neelambaran, Advocate i/b Mulla & Mulla & Craigie Blunt & Caroe for the Plaintiffs.

Mr. Deepak Bhalerao, Second Assistant to the Court Receiver present.

CORAM : ARIF S. DOCTOR, J.

DATE : 15th DECEMBER, 2025.

P.C.

1. Mr. Sarda, Learned counsel appearing on behalf of the Plaintiff submits that the Plaintiff has no objection to the Interim Application being allowed, subject, however, to the Applicant Bank bearing all necessary costs, charges and expenses as may be raised by the Court Receiver in respect of the said sale.

2. Ms. Patil appearing for the Applicant Bank, on instructions, states that the Applicant Bank shall bear the necessary costs, charges and expenses incurred by the Court Receiver in relation to the sale of the said five premises more particularly described in the Interim Application.
3. The Court Receiver is directed to issue the Sale Certificate in the name of the Trilok Steel Industries within a period of seven (7) days from the date of uploading of this order.
4. Learned counsel for the Applicant Bank further undertakes that in the event, the Original Application pending before the Debt Recovery Tribunal is dismissed, the sale proceeds shall be brought back and deposited with this Court. She also submits and undertakes that in the event of there being any surplus funds with the Applicant Bank, the same shall also be deposited with this Court along with applicable interest. The aforesaid statements and undertakings are accepted.
5. Hence the following order:

ORDER

- i. The sale of Commercial Shops Nos. 817, 818, 819, 821, and 822 in favour of Trilok Steels Industries is confirmed.
- ii. Applicant to pay all the necessary cost charges and expenses incurred by the Court Receiver in respect of the said sale.

- iii. Trilok Steel Industries shall bear all expenses, including TDS/taxes, as well as for the execution/registration and making necessary entries in the 7/12 extract.
 - iv. Trilok Steel shall pay the society maintenance charges, electricity dues and other outgoings, if any.
 - v. The Applicant shall deposit commission charges, if any, in the office of the Court Receiver on demand within two weeks.
 - vi. The symbolic possession of the Court Receiver shall stand discharged on the said five Commercial Shops Nos. 817, 818, 819, 821, and 822.
 - vii. The Court Receiver shall issue two sale certificates in the name of Trilok Steel Industries within seven days from the uploading of this order
- 6 Interim application is accordingly disposed of.

[ARIF S. DOCTOR, J.]