

IN THE HIGH COURT OF JUDICATURE AT BOMBAY

ORDINARY ORIGINAL CIVIL JURISDICTION

COMMERCIAL ARBITRATION PETITION NO. 275 OF 2026

Mohammed Ali. M. Sali (Since Deceased) ...Petitioner

Versus

Rajaram Chavan Real Estate Private Limited ...Respondents

WITH

INTERIM APPLICATION (L) NO. 4575 OF 2023

IN

COMMERCIAL ARBITRATION PETITION NO. 275 OF 2026

WITH

**COMMERCIAL ARBITRATION PETITION (L) NO. 5353 OF
2023**

Mr. E. A. Sasi a/w Adv. Bhagyashri Mangale, Adv. Arnav Rane, for the Petitioner.

Mr. Swayam S. Chopda, O.S.D, Court Receiver, is present.

CORAM : SOMASEKHAR SUNDARESAN, J.

DATE : APRIL 21, 2026

ORDER :

1. The Learned Advocate for Respondent submits on instructions that at 11.00 a.m. on Friday, April 24, 2026, the keys to the flats shall be handed over to the Court Receiver, in compliance with the Judgement dated March 5, 2026. It is stated that the Judgement was challenged in a Special Leave Petition which was dismissed on April 13,

2026, leaving all contentions and merits open to be agitated before the Learned Arbitral Tribunal.

2. In these circumstances, he submits that there would be full compliance by Friday 11 a.m. Since some of the locks are very old, the keys may not function and, therefore, he desires to hand over keys to functional locks.

3. The Court Receiver, along with representatives of the flat purchasers shall attend the site to take possession and inspect the premises, and file a report on the state of the flats meant to be handed over in terms of the aforesaid Judgement.

4. Stand over to ***April 30, 2026*** to report the compliance.

5. The Court Receiver's Report on the state of the flats shall be made available on or before the next date.

6. Once the possession is handed over to the Court Receiver, the Court Receiver shall hand over the keys to the respective flat purchasers, so that compliance of the aforesaid Judgement would be completed.

7. 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.]