



**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION**

CIVIL WRIT PETITION (ST.) NO. 15160 OF 2026

M/s. Patron Facility Management
Pvt. Ltd. and Ors. Petitioners
Vs.
Edelweiss Retail Finance Limited Respondent

Mr. Anirudh Hariani a/w. Adv. Kruti Bhavsar, Mr. Abhishek Pandey
and Mr. Angal Pandey for the Petitioners.
Adv. Aayush Kothari a/w. Adv. Uma Fadia for the Respondent.

**CORAM : SHYAM C. CHANDAK AND
FARHAN P. DUBASH, JJ.**

**DATED : 03rd JUNE, 2026
(VACATION COURT)**

P.C. :-

- 1) Not on board. Upon mentioning, taken on production board.
- 2) Mr. Anirudh Hariani, learned Counsel for the Petitioner submits that the action of taking possession of the subject matter property i.e., 704, 7th Floor, B Wing, Star Premier, Indralok Phase – V, RBK Global School, Bhayander (E), 401105 to be taken by the Respondent No.2, is scheduled on 4th June, 2026. On the same day, the Interim Application No.1978 of 2026 will be taken up by the Debt Recovery Tribunal-III, Mumbai for hearing.
- 3) In view thereof, Mr. Aayush Kothari, the learned Counsel for the Respondent, on instructions states that the Respondent will postpone the action of taking possession of the aforesaid property till the disposal of the Interim Application No.1978 of 2026 by the Debt Recovery Tribunal-III,



Mumbai.

4) The Debt Recovery Tribunal-III, Mumbai is requested to expedite the hearing and disposal of the Interim Application No.1978 of 2026. Neither party shall seek an unwanted adjournment in the said proceedings.

5) Mr. Aayush Kothari, learned Counsel for the Respondent states that till the disposal of the said Interim Application, no coercive action will be taken against the subject matter premises. The said statement is accepted as an undertaking to the Court.

6) Ms. Kruti Bhavsar, the learned Counsel for the Petitioner stated that, today, the Respondent has taken possession of Flat No.004, Ground Floor, Building C-18, Sector XI Society, Amritraj Shantinagar CHSL, Mira Road, Thane. The Petitioners are intending to file an Application seeking restoration of the possession of the said property.

6.1) If such an Application for restoration of possession of the aforesaid property is filed, the Debt Recovery Tribunal-III, Mumbai is requested to decide the same expeditiously, on its own merit.

7) In view thereof, no further orders are required in the Petition. Petition stands disposed of in aforesaid terms.

8) All contentions of the parties are left open to be considered in an appropriate proceedings, at an appropriate stage.

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(FARHAN P. DUBASH, J.)

(SHYAM C. CHANDAK, J.)