



IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
CIVIL APPELLATE JURISDICTION

FIRST APPEAL NO. 1061 OF 2014

Rekha Gurudas Waravdekar (deleted since deceased),  
Shashant Anand Kamat ....Appellant

*Versus*

Malini Balaji Kamath,  
Nee Malini A. Waravdekar (deleted since deceased),  
1(a) Anuja Hemant Karnik & Ors. ....Respondents

WITH  
INTERIM APPLICATION (ST.) NO. 35613 OF 2024  
IN  
FIRST APPEAL NO. 1061 OF 2014

Anuja Hemant Karnik ....Applicant

**IN THE MATTER BETWEEN**

Shashant Anand Kamat ....Appellant

*Versus*

Malini Balaji Kamath,  
Nee Malini A. Waravdekar (deleted since deceased),  
1(a) Anuja Hemant Karnik & Ors. ....Respondents

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Mr. V. K. Nair for the Appellant.  
Mr. Rajesh Doshi a/w. Ms. Nehal Doshi for Respondent No. 1(a).  
Mr. M. R. Nair for Respondent No. 1(c).

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CORAM : JITENDRA JAIN, J.  
DATED : 23<sup>rd</sup> APRIL 2026

P. C. :

1. In continuation with the earlier orders, no bid was received pursuant to the advertisement at reserve price of Rs.2 crores and, therefore, by a self-

operative order dated 09<sup>th</sup> February, 2026, the reserve price was reduced to Rs. 1.75 crores. Mr. Ajay Naik has addressed a letter to the Commissioner for Taking Accounts on 31<sup>st</sup> March, 2026 showing his willingness to purchase the property for Rs. 1.75 crores and his readiness to deposit the Earnest Money Deposit (EMD) of Rs.20 lakhs alongwith outstanding maintenance dues of Rs.1,85,000/-. In the said letter, it is further stated that stamp duty and registration charges will be paid by him at the time of registration.

2. In the light of the above facts and opinion and further the parties before me have no objection, Flat No.302, A-Wing, Siddhi Vinayak, S. R. Patkar Co-operative Housing Society Limited, situated at V. P. Varde Marg, Off. Guru Nanak Road, Bandra (W), Mumbai – 400 050 is to be sold to Mr. Ajay Naik pursuant to above letter dated 31<sup>st</sup> March, 2026.

3. The Commissioner for Taking Accounts to take further steps for completing the transaction. The transaction should be completed within sixty days from today.

4. Earnest money of Rs.20 lakhs to be deposited within one week from today and balance amount within eight weeks from today.

5. Once the transaction is completed in all the respects, the Commissioner for Taking Accounts to handover the possession.

6. The earlier adjourned date 04<sup>th</sup> May, 2026 is rescheduled. List this on 22<sup>nd</sup> July, 2026.

[ JITENDRA JAIN, J. ]