

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
SUIT NO.147 OF 2017**

Lourdes Veronica Baptista

...Plaintiff

Versus

M/s Crescent Builders & Developers & Ors.

...Defendants

WITH
IN PERSON APPLICATION NO.21 OF 2017
WITH
COURT RECEIER REPORT NO.235 OF 2022
WITH
NOTICE OF MOTION NO.722 OF 2018
WITH
INTERIM APPLICATION (L) NO.24448 OF 2023
WITH
NOTICE OF MOTION NO.851 OF 2017
WITH
INTERIM APPLICATION NO.1777 OF 2020
WITH
INTERIM APPLICATION (L) NO.29452 OF 2022
WITH
NOTICE OF MOTION NO.1821 OF 2018
WITH
NOTICE OF MOTION NO.1080 OF 2019

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

Mr. Shanay Shah i/b Dione Baptista for Plaintiff.

Mr. Faizan Shaikh i/b Mr. Shreyas Vyas for Defendant Nos.1 & 2.

Mr. Yash Tiwari i/b K. P. Tiwari & Co. for Defendant Nos.3 to 5.

Mr. Shyam Kapadia, Mr. Mustafa Bohra and Ms Shruti Mehta i/b Solomon & Co.
for Defenant No.8.

Mr. Himanshu Takke for Defendant No.9=State.

Ms Apurva Dalal for BMC-Defendant No.10.

Mr. Sajid Shamim a/w Mr. Sharif Lakdawala i/b S. Shamim & Co. for Defendant Nos.11 & 12.

CORAM : ARIF S. DOCTOR, J.

DATE : 23rd JANUARY 2026

P.C.

1 Insofar as Flat no.602 is concerned, Mr. Shafique Siddique is present in Court and he submits that he is willing to pay monthly licence fees of an amount of Rs.47,500/- with annual escalation of 5% for 36 months. The Court Receiver has pointed out that there is an outstanding amount of Rs.2,59,612.20 payable by Mr. Siddique on account of penalty and outstanding rent. Therefore, before confirming/allowing Mr.Siddique to continue as licensee in respect of flat no.602, let this aspect be decided in a meeting.

2 Insofar as the other flats are concerned, it is clarified that this Court, by its order dated 29th August 2022, had permitted interested parties to take the said flats on leave and licence by approaching the Court Receiver. Upon such approach, and subject to the parties' willingness to pay the monthly licence fee as specified in the valuation report, the Receiver was authorised to enter into the necessary agreements. The Court Receiver is now accordingly permitted to proceed in terms thereof.

3 Court Receiver Report No.33 of 2024 be listed on 5th February 2026. Notice of Motion No.722 of 2018, Notice of Motion No.1080 of 2019 and Notice

of Motion No.1821 of 2018 be listed on 16th February 2026 at 3.00 p.m. No further time will be granted on that date.

[ARIF S. DOCTOR, J.]