



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION

ARBITRATION PETITION (L) NO. 10999 OF 2025

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Laxrni Venkat Bahinala

...Petitioner(s)

Versus

Pratham Varadvinayak Developers LLP

...Respondent(s)

Mr. Amit Sheth and *Kailas Surve*, for Petitioner.

Respondent was represented but appearance has not been submitted.

CORAM : SOMASEKHAR SUNDARESAN, J.

Date : April 30, 2025

P. C.

1. This is a Petition under Section 9 of the Arbitration and Conciliation Act, 1996 (“***the Act***”).
2. Let a reply be filed no later than May 9, 2025. Rejoinder, if any, within a week thereafter.
3. However, it is common ground that the permanent alternate accommodation agreement (PAAA), which would be fundamental to demonstrate the title of the Petitioner, is yet to be executed. Learned Counsel for the Developer submits that he has instructions to commit to executing the PAAA within two weeks from today. The PAAA shall be executed by the parties without involving the Court Receiver and possession which is



available with the Court Receiver shall be taken by the Petitioner within a period of one week of the upload of this order on the website of this Court.

4. The only reason for the reply being called for is that the Petitioner has complained that the respondent developer never informed them about the occupation certificate having been received and about the other entitlements flowing from the agreement.

5. Learned Counsel for the Respondent submits that his client is in full compliance with all such requirements. Therefore, it is important to direct that the compliance be demonstrated by way of an affidavit. List on ***June 12, 2025***.

6. Once the possession is handed over to the Petitioner, the Learned Court Receiver shall stand discharged subject to payment of all dues owed to the Court Receiver by the Respondent-Developer in accordance with the Rules, without passing accounts.

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.]