

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
TESTAMENTARY AND INTESTATE JURISDICTION

TESTAMENTARY SUIT NO. 2 OF 2003

Ashok Kumar Sardarilal Agarwal .. Plaintiff
V/s.
Vijay. S. Aggarwal And Anr. .. Defendants

WITH
CHAMBER SUMMONS NO. 1433 OF 2003
IN
TESTAMENTARY SUIT NO. 2 OF 2003
WITH
TESTAMENTARY PETITION NO. 381 OF 2002

Mr. Ashok Kumar S. Agarwal, Plaintiff is present.
Mr. Vijay S. Aggarwal, Defendant no. 1 is present.
Mr. Anil S. Aggarwal, Defendant no. 2 is present.
Mr. E. B. Sivakumar, Administrator is present.
Mrs. Nandini Deshpande, 1st Assistant to Court Receiver is present.
Ms. Archana Agarwal d/o Ravinder Agarwal– [son of]¹ deceased is present.

CORAM : FARHAN P DUBASH, J.

DATE : 17th APRIL 2026

P.C.:

1. The parties are present in Court.
2. After hearing the parties, the following order is passed on the Administrator's Report dated 15th April 2026:

(i) The Administrator is permitted to engage the services of five brokers viz., (i) Namrata Lulla (ii) Nagarwalla Estate (iii) Pinnacle

1 Corrected as per order dated 5th May 2026

Realtors (iv) Vineet Agarwal and (v) Yash Solanki for finding prospective buyers / bidders for the Flat No. 20 situated in Vijay Mahal, D – Road, Churchgate, Mumbai 400 020, together with the closed garage (collectively, referred to as “said flat”) in terms of the Schedule of program which is annexed to the Administrator’s Report. Service charges/Brokerage of 1% + GST shall be paid to the broker of the successful bidder/auction purchaser on the successful bid amount from the sale proceeds.

- (ii) The terms and conditions of the sale that are separately annexed to the Administrator’s Report are hereby approved subject to the inclusion of a clause to the effect that this Court reserves its right to accept and/or reject any bid given by a bidder without assigning any reasons for the same.
- (iii) The Schedule of the programme for auction of the said flat is finalized as per the Schedule annexed to the Administrator’s Report as under:

- (a) Date of inspection of the said flat shall be held on 25th April 2026, 26th April 2026, 5th May 2026 and 6th May 2026 between 11:00 am and 5:00 pm during which time the Court Receiver’s representative shall be present and permit inspection of the said flat to

prospective bidders.

- (b) The reserve price for the said flat shall be Rs. 16 Crores.
- (c) The last date for prospective bidders to submit an offer in a sealed envelope to the Court Receiver for the said flat together with Earnest Money Deposit **(EMD)** of Rs. 50,00,000/- shall be 18th June 2026 by 04:00 pm.
- (d) All the offers received by the Court Receiver as per (b) above, shall be opened in Court on 25th June 2026 at 4:45 pm.
- (e) On 25th June 2026, this Court may also permit the parties who have submitted successful bids to increase their offers in Court and thereafter choose the successful bidder.

(FARHAN P. DUBASH, J.)

Shubham Gadhavepatil