



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

JUDGE'S ORDER (L) NO.12896 OF 2026
IN
EXECUTION APPLICATION (L) NO. 32007 OF 2025

ANIL SHETTY)...APPLICANT

V/s.

OM TRIMURTI CO-OPERATIVE HOUSING)
SOCIETY LIMITED AND OTHERS)...RESPONDENTS

Mr.Ashwin Shete a/w. Mr.Rohit Jain i/by Jayakar and Partners,
Advocate for the Applicant.

None for the Respondents.

CORAM : ABHAY AHUJA, J.

DATE : 5th MAY 2026

PC. :

1. This Judge's order has been taken out seeking dispensation of sealing of the decree dated 17th October 2024 passed in terms of the Consent Terms dated 16th October 2024 submitting that since the Respondents no.1 and 2 have failed to comply and discharge their required obligation under the Consent Terms, Execution Application (Lodging) No.32007 of 2025 has been filed and that since the sealing will take some time, the issuance and execution of the warrant of attachment may get delayed.



2. Mr.Ashwin Shete, learned Counsel appearing for the Applicant, draws this Court's attention to Rule 314 of the Bombay High Court (Original Side) Rules, 1980, and submits that since a Judge in Chambers is permitted to allow execution to issue before the sealing of a decree or order for good cause and the very fact that the Respondents no.1 and 2 have failed to comply and discharge their required obligation under the Consent Terms dated 16th October 2024 which were filed in this Court on 17th October 2024, the same is good cause for dispensing with the sealing of the decree as then only the Execution Application can be registered.

3. Having heard the learned Counsel and having considered his submissions, for the reasons contained in the Affidavit in support and as submitted by the learned Counsel appearing for the Applicant, this Court is of the view that the Judge's Order be allowed.

4. The Judge's order would be signed separately.

5. The time to remove objections and obtain registered number to the Execution Application is extended by a period of two weeks.

(ABHAY AHUJA, J.)