

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY****ORDINARY ORIGINAL CIVIL JURISDICTION****COURT RECEIVER REPORT NO. 202 OF 2026****IN****COMMERCIAL EXECUTION APPLICATION NO. 15/2022****VISTRA ITCL (INDIA) LTD. & ANR.****..... APPLICANTS****VERSUS****SUYOG REALTORS PRIVATE LIMITED & ORS.****..... RESPONDENTS**

Adv. Ativ Patel a/w. Adv. Viraj Raiyani i/b. AVP Partners for the Applicant/Judgment Creditor.

Adv. Saurabh Godbole i/b. Adv. Sahil Mahajan for the Respondent Nos. 2 to 4.

Mr. B. V. Baravkar, Court Receiver, High Court present.

Mr. Deepak Bhalerao, 2<sup>nd</sup> Assistant to the Court Receiver present.

Mr. Sunil Mantri, Respondent No.2 present through V.C.

Mr. Santosh Kalyan Shetti, Sole Offerer present in Court.

**CORAM : RAJESH S. PATIL, J.****DATE : 8 MAY, 2026****P.C. :-**

- 1) This matter is placed today on board in order to verify the Court Receiver Report.
- 2) Court Receiver is present in Court and he has presented his report No. 202 of 2026. Perused the report of the Court Receiver



with regard to the Flat No. 1604 situated at Mantri Serene having C.S. No. 827, Goregaon (East), Mumbai - 400065. Court Receiver Report stands allowed with following directions :-

3) Pursuant to the order passed by this Court, the Court Receiver had fixed schedule for sale of Flat No. 1604 situated at Mantri Serene having C.S. No. 827, Goregaon (East), Mumbai – 400065. The Valuer’s Report of Flat No. 1604 is received, the same is opened in Court. However, only one offer was received from Mr. Santosh Kalyan Shetti who has offered a sum of Rs.45,00,000/-. Mr. Santosh Kalyan Shetti was present in Court and was ready to increase his offer upto Rs.50,00,000/-. As the bid amount suggested by Mr.Shetti was too less compared to the valuation done by the valuer for the flat situated at Goregaon East, near Film City admeasuring 467 sq.ft. on the 16<sup>th</sup> floor in the Western Suburb of Mumbai, I am satisfied that such low offer cannot be accepted.

4) The Court Receiver to take further steps to re-auction the subject flat. A Demand Draft of Rs.15,00,000/- was handed over by Mr. Santosh Kalyan Shetti in the name of the Court Receiver, High Court, Bombay, the same should be returned back to Mr. Santosh Kalyan Shetti by the Court Receiver’s Office.

5) The Court Receiver is directed to reseal the valuation



2026:BHC-OS:12245

KVM

3/3

1 - CRR 126 OF 2026.doc

report. The cost of Court Receiver's Report is fixed at Rs.5,000/- and the applicant is directed to deposit the same.

6) Stand over to **10 June, 2026.**

**(RAJESH S. PATIL, J.)**