

**IN THE HIGH COURT OF JUDICATURE AT BOMBAY  
ORDINARY ORIGINAL CIVIL JURISDICTION  
COMEX NO. 3 OF 2024  
ARBITRATION AWARD DATED 13/01/2025**

Amardeep Singh V/s. Saibaba Studios Ltd.	.... Claimant  .... Respondent
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None present for Claimant.  
None present for Respondent.

**Before : Mrs. Shonali K. Dighe**  
Commissioner for Taking Accounts  
Date : 8<sup>th</sup> June, 2026

**FOR DIRECTIONS :**

- Sr.no.5
1. None present on behalf of Claimant as well as Respondent.
  2. Today matter is listed on board for directions. In the present matter, Warrant for Sale dated 9<sup>th</sup> April, 2026 has been lodged in this office on 15<sup>th</sup> April, 2026 for issuance of Proclamation of Sale in respect of properties mentioned therein. After lodgment of Warrant for Sale, this office has issued Notice to the Claimant as well as to the Judgment Debtors. Ld. Advocate for Claimants has filed Affidavit of Service of both the said Notices.
  3. Pursuant to the Notice published in the newspaper under Rule 581 of the High Court (Original Side) Rules, 1980, Third Party Claimants were required to file their claims, if any, in the office of the Commissioner for Taking Accounts by way of an Affidavit verified on oath or solemn

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affirmation, on or before 4<sup>th</sup> June, 2026. Whereas this office has not received any affidavit of claim from third- party Claimants/ Objector .

4. In the present Warrant for Sale, Claimant had attached right, title and interest of Respondent in the commercial and ownership premises of the Saibaba Studios limited at 100% share in the immovable property being # 245, S.V.P. Nagar, MHADA Layout, Adheri (West), Mumbai 400053.

5. Office is directed to issue a Notice to the society, the address of which is mentioned hereinabove, calling for details of the property mentioned in the Warrant for Sale. The details to be sought will include:

- Name(s) of the owner(s) as per the society records,
- Area of the property,
- Information regarding any outstanding maintenance charges, if any,
- Xerox copy of the Share Certificate(s),
- Information regarding any lien, mortgage, claim, or any other charge or encumbrance recorded in the society's records,
- Details of the person(s) in occupation as per the society records, and
- Information regarding any legal proceedings filed in respect of the said property, to the best of the society's knowledge.

The Notice is made returnable on 30<sup>th</sup> June, 2026.

6. Ld. Advocate for Claimants to take steps to

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serve the said Notice upon the society and file Affidavit of Service to that effect on or before next date.

7. Matter is adjourned to 30<sup>th</sup> June, 2026.

**08.06.2026**

**Commissioner for Taking Accounts**