

**Date: 24/08/2026**

**Typed Site Report**

**Office of the Court Receiver, High Court, Bombay**

|                                                                          |                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title of the Suit matter                                                 | Interim Application No. 8038 of 2025<br>Interim Application No. 2460 of 2026<br>Interim Application (L) No. 14882 of 2026<br>Interim Application No. 3543 of 2025<br>Interim Application No. 4216 of 2025<br><br>In<br><br>Comm. Execution Application No. 2 of 2026<br>Kiran Purshotta Goradia ....Applicant<br><br>Versus<br><br>Janak alias Jykar Sharadchandra Doshi...<br>Respondent. |
| Order/Minutes Reference for Appointment                                  | As per Order dated 3 <sup>rd</sup> July, 2026 passed by this Hon'ble Court (Coram: Abhay Ahuja, J.), and as per appointment letter dated 18 <sup>th</sup> August, 2026.                                                                                                                                                                                                                    |
| Date and time of visit, Place of visit                                   | <b>Date : 24/08/2026</b><br><b>Time : 12.30 pm to 4:20 p.m,</b><br><b>Place :Flat situated at 10<sup>th</sup> 11<sup>th</sup> Floor of Shri Krishna Nivas, Plot No. 284, B.A. Khimji Road, Matunga (E), Mumbai 400 019.</b>                                                                                                                                                                |
| Purpose of the Appointment                                               | For handing over possession of flat situated 10 <sup>th</sup> and 11 <sup>th</sup> Floor to State Bank of India with original title deeds/documents of the said flats.                                                                                                                                                                                                                     |
| Name of the representative of Court Receiver                             | Mr. Pankaj A. Raut, ASO                                                                                                                                                                                                                                                                                                                                                                    |
| Name of the Petitioner/ representative of Petitioner/Plaintiff/Applicant | Mr. Kamal Goradia, son of Applicant                                                                                                                                                                                                                                                                                                                                                        |
| Name of the Respondent / representative of Respondent/Defendants         | Mr. Janak Doshi, Respondent No. 1                                                                                                                                                                                                                                                                                                                                                          |
| Name and address of other than parties/Police                            | Mr. Shibu Varghese Deputy Manager of SBI, Stressed Assets Management Branch I, Cuffe                                                                                                                                                                                                                                                                                                       |

|                                |                                                             |
|--------------------------------|-------------------------------------------------------------|
|                                | Parade, Mumbai<br>Mr. Jagannath Gupta, AGM of SBI with team |
| Photographer /<br>Videographer | In office Camera/ SBI representative in their<br>Mobile     |

Sir (Court Receiver),

I submit my site report as under :-

1. By an order dated 3<sup>rd</sup> July, 2026 passed by the Hon'ble Court (Coram : Abhay Ahuja, J. ) the Court Receiver is discharged and is directed to hand over the possession of Flats situated at 10<sup>th</sup> and 11<sup>th</sup> floor of Shri Krishna Nivas, Plot No. 284, B.A Khimji Road, Matunga (E) Mumbai 400 019 to State Bank of India with the Original title deeds/documents of the said flats.
2. In view of the above, this Registry has fixed an appointment on 24<sup>th</sup> August, 2026 from 2.00 p.m onwards at above mentioned suit site for purpose mentioned hereinabove.
3. In this regard at about 12:30 p.m Mr. Shibhu Varghese, Deputy Manager of State Bank of India, Mr. Jagannath Gupta AGM of State Bank of India alongwith their respective Advocate visited office of the Court Receiver as per appointment letter dated 18<sup>th</sup> August, 2026 and also for the purpose of collecting the original title deeds/ documents of the said flat as per Hon'ble Court's Order dated 3<sup>rd</sup> July, 2026.
4. Thereafter, as per the list of original title deeds/documents prepared by this Registry, the said documents were verified by Mr. Shibu Varghese, D.M., State Bank of India (SBI). The representative of

State Bank of India undertake that the Bank would not claim any documents pertaining to this matter in future. Accordingly, this Registry handed over the said original title deeds/documents, which were in the custody of the Court Receiver, to the representative of State Bank of India, who acknowledged receipt of the same. The said list of documents is annexed to the site report.

5. After handing over the said original title deeds/documents, I alongwith Mr. Shibhu Varghese, DM of SBI, Mr. Jagannath Gupta AGM of SBI proceeded to the flat situated at 10<sup>th</sup> and 11<sup>th</sup> floor of Shri Krishna Nivas, Plot No. 284, B.A Khimji Road, Matunga (E), Mumbai.

7. We reached at about 3.30 p.m at aforesaid site. The said building pointed out by the Mr. Shibhu Varghese, DM of SBI. Thereafter, we proceeded to 10<sup>th</sup> floor. I noticed that at said site Mr. Janak Doshi, Respondent No. 1 was present, I explained him the purpose of visit. He also aware of the said visit and also assured to co-operate for execution of the Hon'ble Court's order. They, both pointed out me the said flat situated at 10<sup>th</sup> and 11<sup>th</sup> floor.

8. Thereafter, I noticed that possession board of Court Receiver was found affixed on the said 10<sup>th</sup> and 11<sup>th</sup> floor of the building. However, the said floor was locked and in sealed condition. Thereafter, in the presence of present persons I removed seal and open the lock of both the floor and removed all possession boards of the Court Receiver.

9. As per direction of the Hon'ble Court and in reference to the appointment letter, I handed over vacant physical possession with 4 keys of flat situated at 10<sup>th</sup> and 11<sup>th</sup> floor of Shri Krishna Nivas, Plot No. 284, B.A. Khimiji Road, Matunga (E) Mumbai on "As Is Where Is Basis," "As Is What Is Basis" and "whatever There is Basis, Without any Recourse alongwith original title deeds/documents to Mr. Shibu Varghese Deputy Manager of SBI, Stressed Assets Management Branch-I, Cuffe Parade, Mumbai and took possession receipt and photo copy of ID proof from him.

10. After completion of aforesaid work, I wrote my site report which was read, confirmed and duly signed by the present person and left site at about 4:20 p.m.

  
Mr. Pankaj A. Raut  
(Representative of the Court Receiver)

Sd:-

Mr. Janak Doshi, Respondent No. 1

Mr. Kamal Goradia, Son of Applicant

Mr. Shibu Varghese Deputy Manager of State Bank of India

Mr. Jagannath Gupta, AGM of State Bank of India

Interim Application No. 8038 of 2025  
Interim Application No. 2460 of 2026  
Interim Application (L) No. 14882 of 2026  
Interim Application No. 3543 of 2025  
Interim Application No. 4216 of 2025

In

Comm. Execution Application No. 2 of 2026  
Kiran Purshottam Goradia ....Applicant  
Versus

Janak alias Jykar Sharadchandra Doshi ... Respondent.

Following Original Documents submitted by State Bank of India to this Registry and same are handing over to the State Bank of on 24.08.2026 as per order dated 3<sup>rd</sup> July, 2026 passed by the Hon'ble Court (Coram : Abhay Ahuja, J)

| Sr. No. | Property of Documents                             | Date of Document | No. of pages |
|---------|---------------------------------------------------|------------------|--------------|
| 1       | Original Deed of Assignment Sr. No. BBE/2565/1986 | 06.10.1986       | 12           |
| 2       | Original Deed of Gift Sr. No. BBE2/2899/2011      | 31.12.2010       | 73           |
| 3       | Deed of Mortgage - 1 (Original)                   | 25.02.2019       | 90           |
| 4       | Deed of Mortgage - 2 (Original)                   | 02.09.2020       | 78           |

above mentioned original documents  
seized on 24/8/2026  
*(Shubh-raghu)*  
24/8/2026



In the matter of

Interim Application No. 4216 of 2025

Janak alias Jykar Sharadchandra Doshi... Respondent.

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