

1 **EX/8/2025**
 DLET010072862024
 BALDEV SINGH ORS Vs. Vishal Kaushik

13.08.2026

Present: Decree Holder in person.
 Sh. AjayKumar, Ld. Counsel for the DH through VC.
 JD through VC.
 Ms. Aparna Gupta, Ld. Counsel for Divya Gupta
 through VC.

JD seeks adjournment submitting that he has to engage a new counsel.

Sh. Puneet Kumar Saxena- Ld. Counsel for the JD appeared through VC and seeks his discharge from the present case submitting that JD informed him that he is going to engage a new counsel in the present matter.

Ld. Counsel for the DH has filed two applications, (i) under Order XXI rule 54, 64, r/w Section 151 CPC seeking attachment and sale of immovable property as disclosed by the JD to be owned by him and another application under Order XXI Rule 37 CPC seeking arrest and detention of the JD in civil imprisonment.

It is submitted by Ld. Counsel for the DH that despite repeated directions, JD has not paid the decretal amount. It has been argued that the operation of the order, judgment and decree had been stayed by Hon'ble Delhi High Court vide its order dated 07.04.2026 subject to deposit of 75% of the decretal amount along with up to date interest, within four weeks. The same has not been deposited by the JD.

JD seeks to file reply to the applications moved by DH.

In the considered opinion of this court, since JD had been directed by Hon'ble High Court to deposit 75% of the decretal amount, which has not been deposited, he cannot be granted any further opportunity to delay the execution proceedings on the pretext of supply of copy of the

applications. The applications are nothing but a prayer for execution of the decree according to the permissible modes, as per law. Since warrants of attachment of movable property of JD remain unexecuted as no movable articles of substantive value were found, on filing of PF, let warrants of attachment be issued of immovable property of JD i.e. built up flats on the first and third floor “L” Shape Corner upto ceiling level with roof rights of the third floor each admeasuring 92.1/2 square yards (i.e. 77.33 square meters) along with whole of structure according to the site therein, consisting of three bedrooms, one drawing room cum dinning room, one kitchen, two joint toilets/bathrooms, fitted with electricity and water connections with their staircase, with right to install/maintain the water tank and TV Antenna on the roof of the top floor along with two car parking at the ground floor L Shape, a part bearing No. 59, Block C, out of Khasra No. 52 min, situated in area of Village Gharonda Neem Ka Bangar @ Patparganj, abadi known as Janta Garden, Pandav Nagar, Illaqa Shahdara, Delhi-110091.

DH is directed to appear before the Ld. ACJ, East District, KKD Courts, Delhi on 31.08.2026 for appointment of bailiff and for report before this court on 29.09.2026

Till a report on execution of the attachment warrants of the immovable property is received, application seeking civil arrest and detention of JD is kept for consideration.

(Charu Gupta)
District Judge-03/East District,
KKD Courts, Delhi/13.08.2026/j