

EX 22/26

DHARAMWATI AND ANR. Vs. SUSHMA DEVI

12.05.2026

Present: Ms. Megha, Ld. Counsel for DH.
JD No. 1 in person.
Ld. Counsel for JD No. 2 through V.C.

1. Counsel for JD No 2 submits that JD No. 2 has no objection in case the decree is executed.
2. During the course of hearing, parties submitted that they do not have the financial capacity to purchase the share of the other either jointly or severally.
3. Signatures in this regard are taken from Counsel of decree holders and Counsel for JD No. 2. Signatures are also taken in this regard from JD No. 1.
4. Considering the above, there is no option for this Court but to order auction of the property bearing No. C-4/59, Dayalpur, Delhi-110094 measuring about 45 sq yards.
5. Let decree holders deposit necessary publication charges for publication of notice of sale in 'Virat Vaibhav' and 'Statesmen' inviting bids for the sale of the property in question. Let notice of sale be also pasted outside the Court room as well as at the property in question. The publication shall take place atleast one month prior to the date of auction and decree holders shall bear the expenses of auction including expenses for arranging chairs, tables etc at the spot on the date fixed for auction.
6. The date of auction is fixed as **27.06.2026** and Sh. Kamal Kumar Pandey, Enrl. No. D/1842/2005, Chamber No. G-506, 5th Floor, Lawyers Chamber, Karkardooma District Courts Complex, Shahdara, Delhi-110032, mob: 9868354438 is appointed as Court

Auctioneer for carrying out auction of the property bearing No. C-4/59, Dayalpur, Delhi-110094 measuring about 45 sq yards. The minimum reserve price of the property will not be less than the prescribed circle rate which is applicable for sale of property in the area. Court Auctioneer shall fix the reserve price of the property in question by making necessary calculations. The auction proceedings shall be video recorded. Concerned SHO is directed to provide police aid including lady police for carrying out auction proceedings in this case.

7. Decree holders shall be entitled to get reimbursement of the expenses made by them from the sale proceeds and the remaining amount shall be distributed between the parties as per their shares, after confirmation of sale.
8. In the publication to be made, it shall be specifically mentioned that the property shall be sold on 'as is where is basis' and the intended purchaser shall have to verify the factum of ownership/title of the property himself. The fees of Court Auctioneer shall be as per rules. An amount of Rs. 10,000/- shall be paid in advance to him and the remaining fees shall be paid to him from the sale proceeds.
9. List the matter for further proceeding qua report of Court Auctioneer on **20.07.2026**. Copy of this order be given dasti to the parties and be also sent to the concerned Court Auctioneer for information and compliance.

Aashish Gupta
DJ-01/NE/KKD/DELHI
12.05.2026