

EX 21/24

AKEEL AHMED Vs. JALALUDDIN @ KALU

24.04.2025

Present: Ld. Counsel for decree holder.

None for JD.

1. Decree holder has moved an application U/O XXI Rule 66 CPC seeking proclamation of sale of the property of the JD lying attached under Court orders.
2. Despite attachment, JD has not approached the Court in any manner, I am inclined to order auction of the property lying attached.
3. Since JD has already been given notice with respect to settlement of terms of proclamation of sale under Order XXI Rule 54 CPC, there is no need to give separate notice to the JD for the proclamation of sale to be issued.
4. Let the said proclamation of sale be pasted outside the Court room and also be published in the prescribed proforma in two local newspapers i.e. 'Virat Vaibhav' and 'Statesman'. The proclamation be also brought to the notice of general public as well as to the public through beat of drums.
5. Let decree holder deposit necessary publication charges for publication of notice of sale in 'Rashtriya Sahara' and 'Statesmen' inviting bids for the sale of the suit property. Let notice of sale be also pasted outside the Court room as well as at the suit property. The publication shall take place atleast one month prior to the date of auction and decree holder 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 **13.06.2025** and Sh. Abhishek Sharma, Enrl. No. D/2954/2017, Chamber No. D-708, Karkardooma Courts,

Delhi, mob: 9716122171 is appointed as Court Auctioneer for carrying out auction of the property H.No. 1209, 3<sup>rd</sup> Floor, Gali No. 14, Near Mother Dairy, New Mustafabad, Rajeev Gandhi Nagar, Delhi – 110094. 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 suit property 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 holder shall be entitled to get reimbursement of the expenses made by him from the sale proceeds alongwith the decretal amount. The remaining amount, if any, shall be returned to the JD, 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 suit property himself. The fees of Court Auctioneer shall be as per applicable rules and 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 **09.07.2025**. 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  
24.04.2025