

EX 71/25

**RAJENDRA PRASAD JAIN Vs. PRAVESH KUMAR DUBEY**

14.03.2026

**File taken up today as 02.03.2026 was declared a holiday and cases fixed for the said date were to be taken up today.**

Present: Sh. Sunny Jain, Ld. Counsel for DH on VC.  
None for JD.

Sh. Anil Kumar, DEO SDM Office, Karawal Nagar is present. He files the report regarding attachment of the property of the JD. Same is taken on record.

The property bearing H.No. A-197, Gali No. 2/1, Zero Pushta, Sonia Vihar, Delhi - 110094 is directed to be auctioned and sold, as per law for satisfaction of the present execution petition.

Notice issued to the Court Auctioneer Sh. Kamal Kumar Pandey has been received back duly served and he is present in person.

Issue proclamation of sale of above said property on PF as per Order 21 Rule 66 CPC. The proclamation be published in the national newspaper 'Veer Arjun' having circulation in Delhi on filing of PF, subject to deposit of publication charges to Court Auctioneer **Advocate Mr. Kamal Kumar Pandey, Enrollment no. D/1842/2005, Chamber No. G-506, 5<sup>th</sup> floor, Karkardooma Court Complex, Shahdara, Delhi, Mobile Number 9868354438.** 25% of the amount of sale proceeds shall be deposited by the highest bidder on the auction date by way of pay order/demand draft/cheque in favour of this Court and the remaining amount/ 75% shall be paid by the highest bidder by way of demand draft in favour of this Court within a period of one month from the date of the auction.

The auction of the property shall be conducted on 15.04.2026.

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DH as well as JD shall have the right to participate in the auction proceedings. The base price/minimum bid amount of the property to be auctioned shall be calculated as per the circle rate by the court auctioneer, the intimation of which shall be given by the court auctioneer to DH and JD in time before the auction of the property and the property shall not be auctioned below the minimum bid amount. The DH is directed to file affidavit regarding the same which the court auctioneer shall take into consideration.

Out of the total fees of the Court Auctioneer, as per rules, Rs. 10,000/- shall be given to the Court Auctioneer by the DH in advance towards the miscellaneous expenses, which shall be adjusted from the amount to be received after the auction of the property. In case the auction proceeding fails for any reason, the Court auctioneer shall be entitled to minimum fee of Rs.20,000/- to be paid by the DH which shall be further included in the costs as granted in favour of the DH and to be recovered against the JD.

It is hereby ordered that the property as above shall be auctioned as per the following schedule:-

Sl.No.		Date
1	Date of publication of proclamation in Hindi newspaper	On or before 26.03.2026
2.	Proclamation to be displayed on the notice board in the District Court.	On or before 01.04.2026
3.	Proclamation U/o XXI Rule 66 of CPC to be made at the property in question at conspicuous place in presence of witnesses of the locality and by beat of drums.	On or before 06.04.2026
4.	Date of sale (by public auction by Court Auctioneer)	15.04.2026
5.	Date of return of proclamation	20.04.2026
6.	Date of filing of report	27.04.2026

*Contd....*

Concerned SHO is directed to provide police aid to the Court Auctioneer at the time of auction.

It is submitted by Ld. Counsel for the DH that the JD is in possession of the suit property and without handing over the peaceful and vacant possession of the suit property to the Court Auctioneer, the auction proceedings will remain infructuous.

In view of the above, issue warrants of possession of suit property no. H.No. A-197, Gali No. 2/1, Zero Pushta, Sonia Vihar, Delhi - 110094 on filing PF/RC returnable for NDOH.

Bailiff is directed to break open the locks if the premises are found locked, and is further directed to handover the possession of the suit property to the Court Auctioneer appointed in the present matter.

At request of DH, the concerned SHO of concerned PS Khajuri Khas is also directed to give police aid to bailiff/DH in execution of warrants of possession.

Steps be taken within 03 days from today.

Put up before Ld. ACJ (NE) for appointment of bailiff on 28.03.2026 and for further proceedings before this Court on 27.04.2026.

**(SANJAY SHARMA-I)**  
**Principal District & Sessions Judge,**  
**North-East District, KKD, Delhi/14.03.2026**