

08.07.2025

Present: Ld. Counsel for decree holder.  
Ld. Counsel for objector/LIC through V.C.  
Ld. Counsel for objector Ritika Rawal in person.  
None for JD.

- 1) Property bearing No. B-1/227, Third Floor, Yamuna Vihar, North-East District, Delhi-53 was attached by this Court and ordered to be put to auction vide order dated 04.03.2025.
- 2) Thereafter, two separate objections were filed in this case. While LIC Housing Finance came forward as the entity with whom the said property was claimed to have been mortgaged, Ritika Rawal filed separate objections claiming that the JD had sold the said property by way of a registered sale deed dated 18.11.2024.
- 3) After some arguments, Counsel for decree holder, on instructions submits that in view of the above, he is not pressing sale of the aforesaid property and the aforesaid property be released from attachment in this case.
- 4) Counsel for the objector submits that in view of the above, they would not press their respective objections.
- 5) In view of the above, the respective objections filed by LIC Housing Finance and Ms. Ritika Rawal are disposed off as not pressed.
- 6) The aforesaid property i.e. No. B-1/227, Third Floor, Yamuna Vihar, North-East District, Delhi-53 is released from attachment.

- 7) At this stage, Counsel for DH has moved an application U/O XXI Rule 13 CPC mentioning about five other properties of the JD and he prays that three of the said properties mentioned at S.No. 4(i) to 4(iii) are located within the territorial jurisdiction and the said properties may now be attached in execution of decree.
- 8) In view of the proceedings which have taken place till date, it appears that JD has intentionally not cleared the decretal amount and has not even bothered to file her affidavit of assets despite directions.
- 9) Let warrants of attachment qua the properties mentioned at S.No. 4(i) to 4(iii) of the application moved today i.e. **(i) Plot No. B-1/292, Yamuna Vihar, Delhi-110053; (ii) F-393, Street No. 7, Ganga Vihar, Delhi – 110094; and (iii) C-7/419, Ganga Vihar, Delhi - 110094** be issued under Order XXI Rule 54 CPC on filing of PF.
- 10) Let notice of the said attachment be given at the properties by beat of drums and the same be also notified by way of affixation at the said properties. Let PF be filed.
- 11) List for appointment of bailiff before concerned ACJ (NE) on **21.07.2025**.
- 12) List before this Court on **03.09.2025**.
- 13) Another application moved by DH Under Order XXI Rule 41 (3) CPC seeking arrest of JD is kept pending for consideration.
- 14) Ritika Rawal is directed to provide the complete account details of the JD to decree holder within 2 days from today in

which she paid the purchase price of the property released from attachment today to JD.

15) Dasti.

Aashish Gupta  
DJ-01/NE/KKD/DELHI  
08.07.2025