

03.09.2025

Present: Ld. Counsel for decree holder.  
None for JD.

1. Warrants of attachment sent to three addresses of JD (details recorded in para 9 of order dated 08.07.2025) have come back. The said warrants of attachment were duly executed qua property bearing plot No. B-1/292, Yamuna Vihar, Delhi-110053 and qua F-393, Street No. 7, Ganga Vihar, Delhi – 110094. Warrants of attachment qua the third property have come back unexecuted.
2. Despite attachment of the aforesaid properties, none appears for the JD. Counsel for decree holder submits that after the last date, JD had approached the decree holder but till date no payment has been made under the decree.
3. No objections have been filed by JD or any third party against the aforesaid attachments.
4. Counsel for decree holder prays that considering the above, let the property bearing No. B-1/292, Yamuna Vihar, Delhi-110053 be put to sale for recovering the remaining decretal amount.
5. I may note that JD has paid a sum of Rs, 1,00,000/- to the decree holder till date and an amount of over Rs. 3.5 lac is still due and payable under the decree.
6. In view of the above, I am inclined to order auction of the aforesaid property of Yamuna Vihar lying attached.
7. 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.

8. 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. 'Viarat Vaibhav' and 'Statesman'. The proclamation be also brought to the notice of general public as well as to the public through beat of drums.
9. Let decree holder 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 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.
10. The date of auction is fixed as **10.11.2025** 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 bearing plot No. B-1/292, Yamuna Vihar, Delhi-110053**. 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.
11. 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.

12. 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 is fixed as per 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.
13. List the matter for further proceeding qua report of Court Auctioneer on **15.11.2025**. 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  
03.09.2025

EX 64/23  
M/S KAPCO ARTS PVT. LTD. Vs. M/S SHRANKHALA

03.09.2025

At 2:30 PM

Present: Ld. Counsel for decree holder through V.C.  
Ld. Counsel for JD through V.C.

File taken up again on request of parties.

Decree holder has received a sum of Rs. 2 lac from JD after the matter was adjourned by this Court. At request of JD, the order of auction of JD's property is stayed till 27.09.2025 to allow JD to make payment as per decree. Nazir to file a report about the outstanding payment under the decree.

List on 27.09.2025.

The earlier date of 15.11.2025 is cancelled.

Aashish Gupta  
DJ-01/NE/KKD/DELHI  
03.09.2025