

Ex. 1137/17

Chanderkanta Narang Vs. Jai Devi Arora and Ors.

08.01.2026

Present: Sh. Tarun Narang, counsel for decree holder.

1. Vide order dated 07.09.2019, the suit property were put to auction. However, the same could not be concluded as no bidder was found at the reserved price. Thereafter, vide order dated 06.02.2020, reserved price of the properties was reduced and auction was directed. However, due to the COVID-19 situation prevailing at that time, the auction again could not be conducted. Two more attempts for the auction were done but no buyer participated in the auction as recorded vide order dated 07.01.2022.
2. Thereafter, the matter has been going on for some time as one of the properties was a leasehold property and could not be auctioned.
3. Application seeking re-auction of the property bearing No.J-66, J Block, Kalkaji, New Delhi was filed. Vide order dated 10.07.2025, valuation report of the property was called for. Valuation report with respect to the Kalkaji property dated 06.12.2025 drawn on the letterhead of Sharma and Associate, duly signed and stamped by the valuer was filed on 24.12.2025. As per the report filed, the valuation of the property no.J66, Kalkaji, New Delhi has been fixed at approximately Rs.2,52,78,012/- as per the circle rate and Rs.8,20,32,750/- as per the market rate.

4. DH counsel has prayed that the reserved price may be fixed as per the market value of the property as to knowledge of DH, there are buyers available in the market who may be ready to pay the market rate or even higher.
5. In view of the report and submissions of the DH, the reserved price of the property no. J66, Kalkaji, New Delhi has been fixed at Rs.8,20,32,750/-.
6. Vide order dated 07.09.2019, it has been held that the other party are aware of the present proceedings and auction has been ordered on previous occasions. As such, it is clear that all the parties have due knowledge of the present execution proceedings and have no objection to the auction of Kalkaji property.
7. Accordingly, the application for re-auction of the property stands allowed and property is directed to auctioned by the Court Auctioneer in the following manner as per the schedule given on filing of PF and publication charges by the decree holder.

SL. NO.	Details	Date and time
1	Date of Publication of Proclamation in newspaper "Statesman" and "Vir Arjun".	On or before 02.02.2026
2	Proclamation to be displayed on the notice board of the District court as well as Delhi High Court.	On or before 02.02.2026
3	Proclamation be also made at the property in question at the conspicuous place in the presence of witnesses of locality and by beat of drum.	On or before 02.03.2026 between 10 AM to 1 PM
4	Date of sale (by public auction by Court Auctioneer).	16.03.2026 between

		10:00 AM to 11:00 AM
5	The date of return of proclamation.	On or before 20.04.2026
6	Filing of report before Hon'ble court.	On 20.04.2026

8. Put up for further proceedings **for 28.04.2026.**
9. Accordingly, application stands disposed of. Copy of order be given dasti for information to the opposite side / counsel as well as court auctioneer. Counsel is directed to file affidavit alongwith postal receipt of sending the order to opposite side.

(Rahul Bhatia)
DJ-01 (South East) Saket Court
New Delhi/08.01.2026 (vg)