

5 EX 241/22
RAJENDER PRASAD Vs. SUMRATI DEVI

21.02.2026
AT 10:20 AM

Present: Son of DH in person
None for JD.
Sh. Tarun Singh, PA from the Office of Sub
Registrar-VIII, Geeta Colony, Delhi.

Cost of Rs.5,000/- deposited by DH on 17.01.2026.

Status report filed on behalf of Sub Registrar-VIII,
Geeta Colony, Delhi. As per the report, the record of ownership is
not feasible to trace.

Son of plaintiff submits that JD is still residing at
H.No.03, Second floor and third floor, Gali No.1, Arya Nagar,
Delhi-110092. He further submits that JD after purchasing the
subject property vide sale deed dated 26.05.2011, constructed the
second and third floor over the said property. He further submits
that an application for putting second and third floor of H.No.03,
Gali No.1, Arya Nagar, Delhi-110092 to sale through auction has
already been filed.

Heard.

In view of the submissions and contentions made in the
application, the property bearing **H.No.03, Second Floor and
Third Floor, Gali No.1, Arya Nagar, Delhi-110092 measuring
100 sq. yards approx. situated in the area of Village
Karkardooma, out of Khasra No.1396-97, Abadi known as Gali
No.1, Arya Nagar, Delhi** be put on sale jointly through auction.

As per the report, the valuation of the subject property is **Rs.23,13,300/-**.

Accordingly, the reserve price of the subject property is fixed as **Rs.23,13,300/-**. **It is made clear that the subject property shall not be sold below the reserve price.**

Proclamation be published on **17.03.2026** in the newspaper 'Veer Arjun' Hindi Edition, and 'The Statesman' English Edition on filing of PF and on depositing of requisite charges. Proclamation be also displayed on the notice board of the District Courts and concerned SDM Office on **17.03.2026**. Proclamation be also made on conspicuous place of the property in question in the presence of witnesses. Beating of drum be made on **17.03.2026 between 2 PM to 4 PM** on filing of PF, The date of sale of the property in question by public auction by the court auctioneer is fixed as **04.04.2026 between 10 AM to 2 PM**. The date of return of publication is fixed on or before **20.04.2026** and report be filed on or before **25.04.2026**.

The court auctioneer will observe the following conditions of sale:

1. The parties of the present case are also entitled to bid in the present auction.
2. The particulars specified in the schedule have been stated to the best of the information of the Court but the Court will not be answerable for any error, mis-statement or omission in this proclamation.

3. The amount by which the biddings are to be increased shall be determined by the officer conducting the sale. In the event of any dispute arising as to the amount bid, or as to bidder, the property shall at once be again put up to auction.
4. The highest bidder shall be declared to be the purchaser of the property, provided always that he is legally qualified to bid, and provided that it shall be in the discretion of the court or officer holding the sale to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.
5. For reasons recorded, it shall be in the discretion of the officer conducting the sale to adjourn it subject always to the provisions of Rule 69 of Order XXI.
6. The person declared to be the purchaser shall pay immediately after such declaration a deposit of 25% of the amount of his purchase-money to the officer conducting sale, and in default of such deposit the property shall forthwith be put up again and re-sold.
7. The full amount of the purchase-money shall be paid by the purchaser before the court closes on the 15th day after the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day.
8. In default of payment of balance of the purchase money within the period allowed, the property shall be re-sold after the issue of a fresh notification of sale. The deposit, after defraying the expenses of the sale, may, if the court thinks fit, be forfeited

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to Government and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

Copy of this order be given to the Court Auctioneer namely Shri Kamal Kumar Pandey, Mobile No.9868354438, e-mail ID-kamal_k_bhartee@yahoo.com and kkpadvocate2005@gmail.com, Chamber No.G-506, 5th Floor, Lawyer's Chamber, Karkardooma Courts, Delhi for compliance, be put up on 25.04.2026.

Step be taken within 05 days from today.

Copy of this order be sent to Court Auctioneer.

Copy of order be also given dasti to the Ld. Counsel for the DH and JDs.

Put up for report and further proceedings on 25.04.2026.

(Deepanker Mohan)
District Judge-04
Shahdara District/KKD Courts/Delhi
21.02.2026