

Ex. No. 131/2024
Sunita Sharma & Ors.
Vs. Anil Kumar Sharma

26.09.2025

Present: DH-1, DH-2 & DH-4.
Amit Kumar Sharma, Ld. Counsel for DHs (through VC).
JD with Ld. Counsel Sh. Sunil Kapoor.

As per report, warrants of attachment issued vide order dated 08.08.2025, were executed by affixing the same on suit property.

Ld. Proxy counsel for DH has pressed for passing order for auction sale of suit property i.e. Shop No. 18, New Market, Tilak Nagar, Delhi-110018, which has not been objected to by the JD.

Execution in the present matter is based on compromise decree dated 02.11.2023, passed in case CIV DJ 119/2022, pursuant to settlement between the parties before the Mediation Centre dated 23.08.2023, copy of which is part of the decree as Ex.P1. By way of the settlement the parties have admitted that all the plaintiffs (DHs herein) jointly have half share in the suit property whereas the remaining half share therein belongs to the defendant (JD herein) and it was mutually agreed by the parties that the suit property would be sold to prospective buyer and the sale proceeds thereof would be divided amongst them in proportion of their shares.

Earlier it has come on record that the DHs have filed valuation report of the suit property showing its current value on 26.09.2024 as Rs.1,47,50,000/- and thereafter, valuation report

dated 11.10.2024 pertaining to the same was also filed on behalf of the JD wherein its value was estimated at approx. Rs.75,00,000/-.

For benefit of both the parties reserve price of the suit property is hereby considered as Rs.1,47,50,000/-.

In view of above discussion, this court deems it appropriate to proceed to pass directions for sale of the aforesaid suit property, by way of auction. It is hereby directed that the suit property be sold by way of public auction at/ near to it (suit property) and after deducting the expenses/ cost of the auction sale, balance amount shall be disbursed amongst the parties in proportion to their shares in the suit property. Proclamation of the auction sale be issued as per rules.

The schedule of auction sale is fixed as under:-

1. Proclamation on the spot on 07.11.2025 by affixation and by beat of drum.
2. Proclamation to be affixed upon notice board of the court on 11.11.2025.
3. Proclamation in the newspaper 'Veer Arjun' on 11.11.2025.
4. Auction on the spot i.e. property, be carried out on 27.11.2025 at 12.00 noon.

The DH to take steps for proclamation of sale including to deposit the publication charges.

Copy of this order be sent to the Court Auctioneer appointed/ designated by the Nazarat Branch, along with relevant documents.

Put up for report/ F.P. on **05.12.2025**.

(GOPAL SINGH CHAUHAN)
DJ-03, WEST/DELHI
26.09.2025