

6 Misc DJ 211-26
BADAL Vs. RAVINDER

17.03.2026

Present: Applicant/petitioner with ld. counsel Sh. Anoop Kumar Pandey.

This is an application for premature release of FDR for purchasing a built up property i.e. area measuring 50 Sq. yds, out of Khasra No. 32/3, bearing plot No. J-49/C in the area of Village Karawal Nagar, Abadi of Gali No. 13, D Block Prem Vihar, Shiv Vihar, Karawal Nagar, Delhi-110094.

It is submitted by ld. counsel for applicant that applicant wants to purchase the above said property for a consideration of Rs. 71,25,000. It is further submitted that applicant/petitioner has already entered into bayana Agreement/agreement to sell dated 31.01.2026 executed between applicant/petitioner and Sh. Raj Kumar S/o Sh. Fakire Lal, R/o House No. 380B, Gal No. 5, Phase-5, Shiv Vihar, Karawal Nagar, Delhi-110094 and paid a sum of Rs. 1,50,000/- as bayana. It is further submitted that applicant/petitioner has to pay the remaining amount.

Notice of application was issued to SHO PS concerned to verify the transaction claimed by applicant/petitioner. However, notice has not received back.

On query, it is submitted by applicant/petitioner that the abovesaid property is situated in Kacchi Colony and without registered documents.

Applicant/petitioner has lost both lower limbs in the accident.

As per applicant/petitioner, he has entered to an agreement to purchase above mentioned property i.e. 50 Sq. yds for a total consideration of Rs. 71,25,000/- out of which he has already paid a sum of Rs. 1,50,000/- as bayana. The property is not a registered property and situated in a kacchi colony. The consideration amount of Rs. 71,25,000/- for a property measuring 50 Sq yds, of which there are no registered documents, is exorbitant. The transaction appears to be not fair and it appears that applicant is being mislead and taking advantage of his vulnerability.

Therefore, I am not of the view to allow premature release of FDR of applicant/petitioner for purchase of such property. Hence, the application is dismissed.

It be tagged with main case file and be consigned to record room.

(Vikram)
DJ-1+ MACT, N/W, Rohini Courts,
17.03.2026