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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ CONT.CAS(C) 837/2022

MR. ANIL RAGHUNATH SAH Petitioner

Through: Mr. Pardeep Dhingra, Mr. Nikhil
Joshi, Advs. (M:9818093000)

versus

ALMOND INFRABUILD PVT LTD & ORS. Respondents

Through: Mr. Krish Kalra, Adv.
Mr. Divyansh Rai, Adv.

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+ CONT.CAS(C) 838/2022

MRS. KIRAN SEHGAL Petitioner

Through: Mr. Pardeep Dhingra, Mr. Nikhil
Joshi, Advs. (M:9818093000)

versus

M/S ANAND DIVINE DEVELOPERS PVT. LTD. & ORS.

..... Respondents

Through: Mr. Krish Kalra, Adv.
Mr. Divyansh Rai, Adv

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+ CONT.CAS(C) 953/2022

MR. JATIN KALRA Petitioner

Through: Mr. Pardeep Dhingra, Mr. Nikhil
Joshi, Advs. (M:9818093000)

versus

M/S ANAND DIVINE DEVELOPERS PVT. LTD. & ORS.

..... Respondents

Through: Mr. Shashi Pratap Singh, Mr. Sparsh
Agarwal, Ms. Urvashi, Advocates for
R-3
Mr. Krish Kalra, Adv.
Mr. Divyansh Rai, Adv.

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+ CONT.CAS(C) 138/2023

MRS. MAMTA KAMRA

..... Petitioner

Through: Mr. Pardeep Dhingra, Mr. Nikhil
Joshi, Advs. (M:9818093000)

versus

M/S ANAND DIVINE DEVELOPERS PVT. LTD. & ORS.

..... Respondents

Through: Mr. Krish Kalra, Adv.
Mr. Divyansh Rai, Adv.

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+ CONT.CAS(C) 153/2023

MR. LOV KUMAR NAGRANI & ANR.

..... Petitioners

Through: Mr. Pardeep Dhingra, Mr. Nikhil
Joshi, Advs. (M:9818093000).

versus

ALMOND INFRABUILD PVT LTD & ORS.

..... Respondents

Through: Mr. Krish Kalra, Adv.
Mr. Divyansh Rai, Adv

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+ CONT.CAS(C) 154/2023

MR. FAISAL NASEER ZUBERI & ANR.

..... Petitioners

Through: Mr. Pardeep Dhingra, Mr. Nikhil
Joshi, Advs. (M:9818093000)

versus

M/S ANAND DIVINE DEV. PVT. LTD. & ORS.

..... Respondents

Through: Mr. Krish Kalra, Adv.
Mr. Divyansh Rai, Adv

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

10.01.2024

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1. Learned counsel appearing for the petitioners, points out to the order dated 20th November, 2023 passed by this court. In the said order, directions had been given that the respondent shall endeavor to sell the flats in question



and settle the disputes with the banks as well as the petitioners.

2. Learned counsel for the petitioners submits that pursuant to the last order, the flats have not been sold and that the dues of the banks have not been cleared.

3. On the other hand, Mr. Divyansh Rai, learned counsel appearing for respondents submits that all the Equated Monthly Installments (“EMIs”) of the bank have been cleared till December, 2023.

4. However, this fact is disputed by the learned counsel for the petitioners.

5. Respondents are directed to file an affidavit indicating the details of the payments made by them to the banks towards the EMIs.

6. Learned counsel for the petitioners submits that there are more than sixty matters which are pending before this court pertaining to the same issue as arises in the present petition.

7. Learned counsel for the respondents submits that they have been able to sell a few units pursuant to the directions of this court as recorded in the order dated 20th November, 2023. However, he submits that he may be granted further time of six weeks to sell other units so that the various arrears of the banks can be paid.

8. Learned counsel for the petitioners submits that the settlement agreement specifically records that the amounts are to be paid to the banks irrespective of sale of the units. Thus, he submits that the issue of sale of the units may not be taken as an excuse by the respondents for non-payment to the banks.

9. Learned counsel for the petitioners submits that he may be granted one last opportunity of further six weeks to sell the units. In case he is not able to sell the units, he shall comply with the order in terms of the



settlement agreement and shall make payments pursuant to that. The said statement is taken on record.

10. List on 16th April, 2024.

MINI PUSHKARNA, J

JANUARY 10, 2024/kr