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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CS(COMM) 640/2021**
KALAKAR PRINTSPlaintiff

Through: Mr Nitin Gupta and Mr Ayush
Chauhan, Advocates.

versus

**AFFORDABLE INFRASTRUCTURE AND HOUSING
PROJECTS PVT LTD**Defendant

Through: Mr Sameer Jain, Advocate.

CORAM:
HON'BLE MR. JUSTICE VIKAS MAHAJAN

% **ORDER**
05.07.2024

I.A. 10074/2024 (filed by the defendant under Section 151 CPC)

1. The present application has been filed by the defendant seeking release of the two bank guarantees (BGs) totalling Rs.1.68 crores and offering to replace the BGs with other security in the form of three properties.
2. This Court *vide* order dated 06.05.2024 recorded the value of the three properties as per the valuation report received from the Sub Registrar. The said properties are valued as under:-

Property 1: @ Rs. 22 lakhs (Unit No. 420, Fourth Floor, admeasuring 352 sq. ft. in 'Silverton Towers', Sector 50, Gurugram Haryana)

Property 2: @ Rs. 21 lakhs (Unit No. 421, Fourth Floor, admeasuring 341 sq. ft. in 'Silverton Towers', Sector 50, Gurugram Haryana)



Property 3: @ Rs. 1.10 crores (A-306, Third Floor, Block A, admeasuring 913 sq. ft. in 'Spaze Business Park', Sector 66, Gurugram Haryana)

3. Learned counsel for the defendant/applicant submits that insofar as the property nos.1 and 2 are concerned, there is no dispute with regard to their valuation. However, the plaintiff is not satisfied with regard to valuation of property no.3.
4. He submits that the sub registrar has valued the said property adequately but the only difficulty is that the said property is not registered. He, therefore, prays that a direction may be given to the Registry to release the original documents of the property no.3 so that the defendant could get the title/conveyance deed of the said property registered.
5. The said submission of the learned counsel is not opposed by the learned counsel for the plaintiff.
6. In view of the above, the Registry is directed to release the original documents pertaining to the property no.3 to the learned counsel for the defendant as per rules to enable him to get the title/conveyance deed same registered with regards to the property no. 3.
7. The defendant is directed to get the title/conveyance deed registered within a period of three weeks after obtaining original documents from the Registry and deposit the registered title/conveyance deed with the Registry within one week thereafter.
8. Re-notify on 14.08.2024.

VIKAS MAHAJAN, J

JULY 5, 2024/MK