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\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**  
+ **LA.APP. 101/2021**

**UNION OF INDIA**

.....Appellant

Through: Mr. Divakar Kapil for Mr. Sanjay  
Kumar Pathak, St. counsel

versus

**SMT. USHA MATHUR & ORS.**

.....Respondents

Through: Mr. Dhruv Kumar Verma, Adv. for  
R-1 and 2  
Ms. Latika Malhotra, Adv. for  
R-3/DDA

**CORAM:**

**REGISTRAR GENERAL SH. ARUN BHARDWAJ**

**ORDER**

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**27.01.2026**

1. Vide order dated 03.12.2024, the Hon'ble Court has, *inter alia*, directed as under:

“.....

- (i) *The 50% of the enhanced compensation shall be released to Respondent Nos.1 and 2 on furnishing an indemnity bond with an undertaking by way of an affidavit. The affidavit shall set out that in the event the Appellant succeeds in the present Appeal, Respondent Nos.1 and 2 shall repatriate the compensation so released back to the Appellant;*
- (ii) *The remaining 50% of the compensation shall be released to Respondent Nos.1 and 2 on furnishing of an adequate security to the satisfaction of the Registrar General of this Court.....”*

2. As per office report, an amount of ₹2,66,27,131/- is lying deposited in this case in the form of FDR.



**Release of the 50% of the enhanced compensation amount against indemnity bond and undertaking by way of an affidavit**

3. Learned counsel for the respondent Nos. 1 and 2 has submitted that in compliance of the aforesaid order passed by the Hon'ble Court, indemnity bonds dated 31.07.2025 and undertaking by way of affidavits dated 31.07.2025 have been e-filed on behalf of the respondents, for the release of the 50% of the enhanced compensation amount i.e. ₹2,66,27,131/- to respondent Nos. 1 & 2 in equal share. Learned counsel has placed on record original indemnity bonds and undertaking by way of affidavits.

4. Respondent No.1 and 2, who are also present in person, submitted that 50% of the aforesaid deposited amount be released to them in equal share and that they shall refund the amount so released to them to the appellant, or as may be directed by the Hon'ble Court, in the event the appellant succeeds in the present appeal. The statement of respondent Nos.1 and 2 in this regard have been recorded separately and they have been identified by their counsel.

5. It is also pertinent to mention that no objection has been raised before this court on behalf of the other party in regard to the release of the aforesaid 50% of the enhanced compensation amount as directed by the Hon'ble Court.

6. In view of the indemnity bonds, undertaking by way of affidavits filed by the respondent Nos.1 and 2 in compliance with the aforesaid order of the Hon'ble Court and also considering the statements made by respondent Nos.1 and 2 qua refund of the amount in the event of the appellant succeeding in the present appeal, there is no impediment in releasing the aforesaid 50% of deposited amount to respondent Nos. 1 and 2 in equal share.

7. Registrar (B&A) is directed to release the 50% of the enhanced compensation amount to the respondent Nos. 1 and 2 in terms of the aforesaid



order passed by the Hon'ble Court after due verification and receipt.

**Release of the remaining 50% of the enhanced compensation amount against security to respondent Nos.1 and 2**

8. Learned counsel for respondent Nos.1 and 2 has submitted that security bonds of respondent Nos.1 and 2 have been e-filed alongwith revenue record in respect of property sought to be furnished as security for the release of the remaining 50% of the enhanced compensation amount to respondent Nos.1 and 2.

9. Despite service no report has been received from the concerned SDM.

10. Let fresh court notice be issued to the concerned SDM with the direction to appear or depute some responsible officer alongwith the complete comprehensive report, prepared in coordination with the concerned Sub-Registrar, in the following format with regard to property furnished as security by respondent Nos.1 and 2 in this case.

| Description of the property/land with area | Present ownership status of the property/land | Present status as to the physical possession of the property/land | Valuation of the property /land | Present status as to the encumbrances, lien/ mortgage on the property/land, if any |
|--------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------|---------------------------------|------------------------------------------------------------------------------------|
|                                            |                                               |                                                                   |                                 |                                                                                    |

11. Registry is also directed to annex the copy of the revenue record of the property furnished as security alongwith the court notice. *Court notice be given dasti as well to learned counsel for the respondent Nos.1 and 2 as well.*

12. At request, renotify on 27.02.2026.

**ARUN BHARDWAJ**  
**REGISTRAR GENERAL**

**JANUARY 27, 2026**

**SS**