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IN THE HIGH COURT OF DELHI AT NEW DELHI

LA.APP. 65/2019

UNION OF INDIA

..... Appellant

Through: None

versus

RAM ASHRE (DECEASED) THR LRS & ORS Respondent

Through: Mr. Prashant Singh, Adv. for R-2(a),
2(c), 2(d), 3(a), 3(c) and 4(a)

(Through Physical)

Ms. Meghna and Mr. Devesh Matta,
Adv. for R-6/DDA

(Through Virtual)

Mr. Satvinder Bhandari, Halka
Patwari, Sub-Tehsil, Kadipur,
Gurugram

Mr. Ajay Hooda, Halka Patwari,
Tehsil Patuadi, Gurugram

CORAM:

REGISTRAR GENERAL SH. RAVINDER DUDEJA

ORDER

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26.09.2022

1. Despite service, none has appeared on behalf of the appellant and neither any report regarding the proportionate shares of the respondents in the amount to be disbursed has been received. Let fresh court notice be issued to the appellant as well as its counsel.

Security by Ms. Gyan Wati and Ms. Suman Lata on behalf respondent

No.1(a)/Prithvi Raj

2. Mr. Satvinder Bhandari, Halka Patwari in the office of Naib Tehsildar, Kadipur, Gurugram has brought report dated 22.09.2022 issued by Naib Tehsildar, Kadipur, Gurugram, wherein it is stated that Ms. Suman Lata is the



owner of land/plot comprising in Khewat No.234/203, Khautni No.240, Mu.No.21, Killa No.24/2 (2-3) and Mu. No.24, Killa No.4(5-10) 187 (2-0), Kita-3, Rakba 9 Kanal 13 Marla 60/1737 part bakdar 0 kanal 6, Marla 6 Sarsai means 200 Sq. Yards situated at Shiwana Mouza, Gadouli Khurd, Sub-Tehsil Kadipur, Gurgaon, Haryana vide sale deed dated 05.02.2019 registered vide registration No.7548, Book No.1, Jild No.200, page No.137 and additional copy on Book No.1, Jild No.303, Page Nos.26 to 28 with Sub-Registrar, Kadipur, Haryana; as per the prevailing market value, the value of the aforesaid land/plot is worth Rs.50,00,000/-; there is no encumbrance on the aforesaid land/plot and the land/plot is vacant and the same is in the possession of Ms. Suman Lata.

3. In the report it is further stated that Ms. Suman Lata is also the owner of land/plot bearing Khewat No.295/234, Khautni No.307, Mu. No.21, Killa No.24/2 (2-3) and Mu. No.24, Killa No. 4(5-10), 187 (2-0), Kita-3, Rakba 9 kanal 13 Marla 60/1737 part bakdar 0 kanal 6 marla 6 sarsai means 200 sq. Yards situated at Shiwana Mouza, Gadouli Khurd, Sub-Tehsil Kadipur, Gurgaon, Haryana vide sale deed dated 01.01.2020 registered vide registration No.11798, Book No.1, Jild No.217, Page No.191.5 and additional copy Book No.1, Jild No. 796, Page Nos.81 to 82 with Sub Registrar, Kadipur, Haryana; as per the prevailing market value, the value of the aforesaid land/plot is worth Rs.50,00,000/-; there is no encumbrance on the aforesaid land/plot and the aforesaid land/plot is vacant and the same is in the possession of Ms. Suman Lata.

4. Statement of Mr. Satvinder Bhandari, Halka Patwari has been recorded separately to this effect.

5. Sureties and respondent No.1(a) be present on the next date for their



statements.

Security by Mr. Virender Singh on behalf of respondent No.2(a) and 3(a)/Neelam

6. On 27.07.2022, a report has been received from of Sub-Registrar/Tehsildar, Tehsil Beri, District Jhajjar, Haryana and as per the report, the land/property furnished as security by Mr. Virender Singh on behalf of respondent No.2(a) and 3(a) has been mortgaged. Learned counsel for the respondent submits that Mr. Virender Singh/surety will get NOC from the concerned Bank regarding the property furnished as security is free from any charge/mortgage and would also file fresh revenue record indicating the same.

Security by Geeta Sharma on behalf of respondent Nos.2(c) and 3(c)/Manju

7. Mr. Ajay Hooda, Halka Patwari, Tehsil Patuadi, Gurugram has brought report dated 24.09.2022 issued by Naib Tehsildar, Pataudi, Gurugram, wherein, it is stated that Ms. Geeta w/o Ms. Ajay Kumar s/o Chotu Ram is the owner of 1/3rd share i.e. 2 Kanal 13.33 marla in the agricultural land comprising in khevat No.712/736 (earlier Khevat No.669/692), Mustasil No.39, Kila No.5 (8-0), area Kita-01 08 Kanal 00 Marla situated in Waka Siwana Village Khor, Tehsil Patuadi, District Gurugram, Haryana vide transfer deed executed by Mr. Ajay Kumar in favour of Ms. Geeta which is registered vide registration No. 1952, Book No.1, Vol. No.194, Page Nos.183.5 and additional copy in additional book No.1 Vol.1440 page Nos.49 to 51 on 22.11.2018 with Sub Registrar, Pataudi; as per the prevailing market value of the share of Ms. Geeta the same is worth Rs.23,00,000/-; there is no encumbrance on the aforesaid agricultural land and the aforesaid agricultural



land is vacant and Ms. Geeta is in possession of her 1/3 share in the agricultural land.

8. Statement Mr. Ajay Hooda, Halka Patwari has been recorded separately to this effect.

9. Respondent Nos.2(c) and 3(c)/Manju and surety to appear for recording statements on the next date.

Security by Amit Sharma on behalf of respondent Nos.2(d) and 4(a)/Pradeep

10. Despite court notice, no report in terms of order dated 23.05.2022 has been received. Let fresh court notice be issued to the concerned SDM to coordinate with concerned Sub-Registrar and submit report with regard to ownership, valuation, encumbrances, if any, and present status in respect of residential plot bearing Plot No.8, situated in colony Kila Mohalla, Khirki Darwaza, City Bahadurgarh, District Jhajjar, Haryana admeasuring 138.88 sq. yds. owned by Mr. Amit Sharma through transfer deed executed by Ms. Jagwanti in his favour which is registered vide registration no.9983, Book No.1, Vol. No.1, Page Nos.93 to 95 on 27.12.2021 with Sub Registrar, Bahadurgarh, Haryana.

11. Learned counsel for the respondent is again directed to file coloured photographs of the property/land alongwith printout showing its proper geoloation with coordinate.

12. Renotify on 15.11.2022.

**RAVINDER DUDEJA
REGISTRAR GENERAL**

SEPTEMBER 26, 2022

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