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

+ **CONT.CAS(C) 1883/2025**

SUNIL GROVER & ANR.

.....Petitioners

Through: Mr. Pallav Saxena, Advocate.

versus

SUSHIL KUMAR CHADHA & ORS.

.....Respondents

Through: Mr. Harish Malhotra, Senior Advocate
with Mr. Rajender Agarwal, Advocate
for R-1.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

% **10.12.2025**

1. This hearing has been done through hybrid mode.

CM APPL. 77911/2025 (exemption)

2. Allowed, subject to all just exceptions. Application is disposed of.

CONT.CAS(C) 1883/2025

3. The present petition under Sections 2/12/15 of the Contempt of Courts Act read with Article 215 of the Constitution of India seeks following prayers:-

“i. Initiate civil contempt proceedings under Sections 2(b), 2(c)(iii), 12, and 15 of the Contempt of Courts Act, 1971 against the Respondents / Contemnors for their wilful, deliberate, and continuing disobedience of the binding orders dated 08.11.2021 and 19.02.2024, passed by this Hon’ble Court in W.P.(C) No. 10710 of 2021 respectively;

ii. Direct the Respondents / Contemnors to produce before this Hon’ble Court all sale deeds, conveyance instruments, and related transactional documents executed in respect of the subject property after 19.02.2024, along with particulars of the consideration received and the current



possession status of each portion thereof;

iii. Restrain the Respondents, their agents, and transferees from executing or registering any further conveyance, assignment, lease, or encumbrance in respect of the subject property, or from creating any third-party interest therein, during the pendency of the present proceedings;

iv. Direct the Learned Recovery Officer, DRT-I, Delhi, and the Sub-Registrar, Karol Bagh, to take judicial notice of the pendency of this contempt petition and to flag the property records accordingly, so as to prevent any further alienation or mutation in respect of the subject property till the conclusion of these proceedings;

v. Pass such further or other orders as this Hon'ble Court may deem fit and necessary in the interests of justice, equity, and to uphold the dignity and authority of this Hon 'ble Court.”

4. *Vide* order dated 08.11.2021 passed in W.P.(C) 10710/2021, the learned Division Bench of this Court recorded the statement of the petitioner therein (respondent no. 1 herein) in the following terms:-

“7. Mr. Malhotra states that in case the petitioner deals with property purchased in the auction sale, the petitioner shall put any subsequent purchaser to notice of the pending proceedings before the DRT at behest of the original owner, with a further obligation that the purchaser in turn would inform any subsequent purchaser of the same.”

5. Learned counsel appearing on behalf of the petitioners points out that thereafter, on an alleged breach of the aforesaid undertaking, CONT.CAS(C) 155/2024, was preferred on behalf of the present petitioners, which was disposed of by the learned Division Bench on 19.02.2024 by observing as under:-

“5. In response, learned counsel appearing for the subsequent purchasers i.e., the applicants in CM APPL. No. 54891/2023, stated on instructions



that the subsequent purchasers shall remain bound by the statement of the Petitioner and directions recorded in the order dated 8th November, 2021. He stated that the subsequent purchasers have due notice of the pending appeal proceedings filed by the deceased Respondent Nos. 3 and 4, before DRT and fully understand that auction sale of the subject property is in issue in the said appeal; and the rights of the purchasers/subsequent purchasers qua subject property are bound by the outcome of the said appeal.

13. The apprehension of the applicants/legal representatives of Respondent Nos. 3 and 4 that the Petitioner has acted in breach of the statement made before this Court on 8th November, 2021 (at paragraph no. 7) does not survive, in view of the categorical statement made by the subsequent purchasers i.e., the newly impleaded Petitioner Nos. 2 to 6, acknowledging the pendency of the appeal before DRT as well as the present writ proceedings.

14. Therefore, in view of the above, this Court finds no ground to recall the order dated 8th November, 2021.

15. It is needless to state that the auction sale of the subject property shall remain bound by the final outcome of the said appeal, in accordance with law. This Court further directs that in case Petitioner Nos. 2 to 6 undertake any further sale of the subject property, during the pendency of the appeal before DRT, the factum of the pendency of the said appeal proceedings will be duly recorded in the sale documents executed in favour of the subsequent purchasers.

19. In view of the order passed in CM APPL. No. 40032/2022 in W.P.(C) 10710/2021, this Court finds no grounds for initiating contempt proceedings. Accordingly, the present petition is dismissed.”

6. Learned counsel appearing on behalf of the petitioners submits that subsequent purchasers, i.e., respondents no. 2 to 6, who had purchased the subject property from respondent no. 1 herein, have further sold the said property to respondents no. 7 to 21, without complying with the aforesaid directions passed by the learned Division Bench. The sale deeds have been placed on record to demonstrate that the factum of pendency of the appeal



before DRT was never mentioned in the said documents.

7. Attention of this Court has also been drawn to a reply dated 24.09.2024 filed on behalf of respondents no. 2 to 6 herein, in TRANSFER RECOVERY CASE NO. 1087/2022, wherein it is averred on behalf of the said respondents that they being the subsequent purchasers, were not aware of the proceedings at the time of the purchase.

8. Issue notice to respondents no. 2 to 21, on petitioners taking necessary steps, through all permissible modes, including electronic mail, if any, returnable on 23.04.2026.

9. At this stage, in view of finding given by the learned Division Bench *vide* order dated 19.02.2024, to the effect that respondent no. 1 herein had informed the subsequent purchasers, *i.e.*, respondents no. 2 to 6 about the pendency of the petition, no notice is issued to respondent no. 1.

AMIT SHARMA, J

DECEMBER 10, 2025/sn/db