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

+ CS(OS) 373/2018 with I.A. 10085/2018, I.A. 4843/2019, I.A. 18864/2022 & I.A. 30805/2025

AJAY KUMAR SINGHAL & ORS.Plaintiffs

Through: Ms. Nandita Abrol, Ms. Shaurya Abrol, Ms. Komal Narula, Mr. Lakshay Luthra and Mr. Laksh Tuli, Advocates.

versus

MANGE RAM GUPTA & ORS.Defendants

Through: Mr. Abhinav Sharma, Ms. Avsi Malik, Mr. Shubham and Mr. Shivam Harsana, Advocates for D-1.
Mr. Ashok Kumar, Advocate for D-2 to D-4.

CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

% **09.12.2025**

I.A. 30805/2025 (seeking fresh directions)

1. This application has been filed on behalf of the plaintiffs challenging the *inter-se* bidding amongst the family members which was carried out by the Local Commissioner on 3rd December, 2025 and directing that a fresh bidding process be initiated.
2. I have heard counsel for the parties and also perused the report filed by the Local Commissioner.
3. As per the report of the Local Commissioner, neither the plaintiffs nor the defendants no.2 to 4 or their counsel appeared on the scheduled date of



bidding, i.e., 3rd December, 2025.

4. The Local Commissioner notes that she waited till 06:30 PM on the said date for the parties to come. However, none appeared on behalf of the plaintiffs and the defendants no.2 to 4.

5. The report also indicates that since the defendant no.1 was the only bidder, his bid of Rs.6,70,00,000/- was the highest.

6. Counsel appearing on behalf of the defendant no.1 points out that the plaintiffs as well as the defendants no.2 to 4 have failed to pay their respective share towards fees of the Local Commissioner.

7. Having heard counsel for the parties, since there was only one bidder who appeared on the date of bidding before the Local Commissioner on 3rd December, 2025, a fresh bidding be carried out by the Local Commissioner on 9th January, 2026 at 04:00 PM.

8. The Court is also of the view that since the Local Commissioner shall have to conduct a fresh bidding on account of default of the plaintiffs in not appearing on the day of bidding, the Local Commissioner shall be entitled to additional fees of Rs. 50,000/-, which shall be borne equally by the plaintiffs and the defendants no.2 to 4.

9. In addition, the plaintiffs and the defendants no.2 to 4 are also directed to pay their respective share of the existing fee, i.e., Rs.50,000/- each to the Local Commissioner.

10. The plaintiffs and the defendants no.2 to 4 shall also pay Rs. 25,000/- to the defendant no.1 towards costs.

11. The aforesaid fees/ costs shall be paid within two (2) week from today.

12. It is made clear that in the event the aforesaid fees and costs are not



paid, the Local Commissioner shall not carry out any further bidding, and the Court shall take appropriate measures for the sale of the property.

13. With the consent of the parties, the base price for the bidding process is fixed at Rs.10,00,00,000/-.

14. It is also clarified that if the plaintiffs and the defendants no.2 to 4 do not appear for the bidding on the aforesaid date and time, the Court shall be inclined to accept the bid of the defendant no.1.

15. Counsel for the defendant no.1 submits that the defendant no.1 has deposited a sum of Rs.1,70,00,000/- towards his earlier bid amount.

15.1. The Registry is directed to refund the aforesaid amount to the defendant no.1.

16. List on 28th January, 2026.

AMIT BANSAL, J

DECEMBER 9, 2025

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