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

+ **CS(OS) 373/2018 & I.A. 1739/2026**

AJAY KUMAR SINGHAL & ORS.

.....Plaintiffs

Through: None.
versus

MANGE RAM GUPTA & ORS.

.....Defendants

Through: Mr. Abhinav Sharma, Advocate for
LRs of D-1 (through VC)
Mr. Ashok Kumar, Advocate for D-2
and D-4
Mob: 9811771410
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advashokkumar62@gmail.com
Mr. A. M. Nair, Advocate for D-5
(through VC)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
21.01.2026

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I.A. 1739/2026

1. The present application has been filed by the Legal Representatives ("LRs") of defendant no. 1, seeking directions for release of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakh Only), deposited with the Registry, towards 25% of the earlier bid amount.
2. It is submitted that the LR of defendant no. 1 had placed a bid of Rs. 6,70,00,000/- (Rupees Six Crore Seventy Lakh Only), which was the sole and highest bid.
3. Thus, in terms of the order dated 17th September, 2025, upon being declared the successful bidders, the LR of defendant no. 1 were directed to



deposit not less than 25% of the bid amount, within two working days.

4. In compliance thereof, the LR's of defendant no. 1 deposited a sum of Rs.1,70,00,000/- (Rupees One Crore Seventy Lakh Only), being 25% of the bid amount, in favour of the Registrar General of this Court *vide* two Demand Drafts.

5. It is submitted that subsequently, the plaintiffs filed an application being *I.A. No. 30805/2025*, challenging the *inter-se* bidding conducted on 03rd December, 2025, and seeking directions for initiation of fresh bidding process.

6. Thus, *vide* order dated 09th December, 2025, this Court directed the Local Commissioner to conduct fresh *inter-se* bidding. Since a fresh bidding was directed by this Court, the Court had also directed the Registry to refund the amount of Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs only) which had had been deposited by the LR's of defendant no. 1, to the LR's of defendant no. 1.

7. It is submitted that pursuant to the order dated 09th December, 2025, the Registry conveyed to the applicants herein to seek a clarification from this Court, with respect to the release of the Demand Drafts, specifically, regarding the persons in whose favour the same were to be released.

8. It is submitted that a No Objection Certificate ("NOC") dated 30th December, 2025, has been duly obtained from the remaining LR's of defendant no. 1, namely, Mrs. Disha Garg and Mrs. Shashi Aggarwal in favour of Mr. Naresh Kumar Gupta and Mr. Ashok Kumar Singhal.

9. It is submitted that the present application has been filed praying that the Demand Draft dated 05th December, 2025 for Rs. 80,00,000/-, drawn on Bank of Baroda, be released in favour of Mr. Ashok Kumar Singhal, i.e.,



one of the LRs of defendant no. 1 and the further Demand Draft dated 04th December, 2025 of Rs. 90,00,000/-, drawn on ICICI Bank, be released in favour of Mr. Naresh Kumar Gupta, i.e., another LR of defendant no. 1.

10. Learned counsel appearing for defendant nos. 2 to 4, submits that he has no objection to the present application, as directions have already been given by this Court for release of the requisite amounts in favour of the LRs of defendant no. 1.

11. Learned counsel appearing for the plaintiffs appears and submits that requisite directions be passed by the Court.

12. Accordingly, considering the submissions made before this Court, the Registry of this Court is directed to release the Demand Draft no. 375663 dated 05th December, 2025 for Rs. 80,00,000/- or the equivalent amount thereof, in favour of Mr. Ashok Kumar Singhal. Further, the Demand Draft no. 510050 dated 04th December, 2025 for Rs. 90,00,000/-, or the equivalent amount thereof, be released in favour of Mr. Naresh Kumar Gupta.

13. Let the needful be done expeditiously by the Registry, preferably, within a period of one week, from today.

14. With the aforesaid directions, the present application is disposed of.

MINI PUSHKARNA, J

JANUARY 21, 2026/ak