



\$~2

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ EX.P. 453/2014, EX.APPL.(OS) 246/2015, EX.APPL.(OS) 374/2015,
EX.APPL.(OS) 76/2016, EX.APPL.(OS) 323/2019, EX.APPL.(OS)
207/2020, EX.APPL.(OS) 205/2021, EX.APPL.(OS) 2799/2022,
EX.APPL.(OS) 3040/2022, EX.APPL.(OS) 3661/2022,
EX.APPL.(OS) 3662/2022, EX.APPL.(OS) 3673/2022,
EX.APPL.(OS) 3674/2022, EX.APPL.(OS) 3675/2022,
EX.APPL.(OS) 3676/2022, EX.APPL.(OS) 3677/2022,
EX.APPL.(OS) 1461/2024

SATISH KUMAR SETH & ANR.Decree Holders

Through: Ms. Nitika Bhutani, Adv. for Decree Holders

Mr. Ashish Pandey, Mr. Ashutosh Bhardwaj, Prateek Rai, Mr. Shubham Saxena, Advs. for Objector

versus

LATE JOGINDER KUMAR SETH & ORS.Judgment Debtors

Through: Mr. Mohit Monga, Mr. Atul Bandhu, Saurabh Agarwal, Mr. Shashwat Bhardwaj & Ms. Deepika Jain, Advs.

CORAM:

HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

%

24.07.2025

1. This is an execution petition filed under Order XXI Rule 10 read with Section 151 of the Code of Civil Procedure, 1908, for execution of the award dated 23.06.2013.
2. It is stated that there is one property, bearing Industrial Plot No. 3,



Block No. D, Sector 8, New Okhla Industrial Area, measuring 3870 sq. meters. The judgment debtors Nos. 1(A) to 1(E) are in possession of the said property and they have 45% share in the said property.

3. With consent of learned counsels for the parties, it is decided that the said property shall be put to auction and all the parties shall be entitled to participate in the auction proceedings.
4. For the said reason, Mr. Sujit Kr. Singh (Advocate) (Mob. No. 9810258079) is appointed as a Local Commissioner (LC) to auction the said property.
5. The fee of the appointed LC is fixed at Rs. 1.5 lakhs, which shall be paid by the parties in the proportion of their share in the said property.
6. The judgment debtors Nos. 1(A) to 1(E) shall also have the option to buy 55% share in the said property at a price agreeable to the co-owners, before the date fixed before Joint Registrar, failing which Joint Registrar shall proceed in accordance with law.
7. The judgment debtors Nos. 1(A) to 1(E) shall file a statement of account regarding the income generated from the use of the said property, before Joint Registrar.
8. The parties shall also file the details of the letting out value of the said property as well as the expenses incurred by the judgment debtors Nos. 1(A) to 1(E) as well as the judgment debtor No. 2, before Joint Registrar.
9. List before Joint Registrar for completion of required formalities on 03.09.2025.
10. As regards the property bearing No. 811, Plot No. 20, Prem Gali 3E, Gandhi Nagar, the parties shall file the amount of property tax due and



payable till date, to enable the apportionment of the same.

11. Mr. Gupta, learned counsel for the judgment debtors, states that till June 2025, water and electricity charges have been paid.
12. I am informed that Flat No. 319, Sector 22, Pocket-1, Dwarka is owned 25% each by the decree holders Nos. 1 and 2 and the judgment debtors Nos. 4 and 5.
13. The said property under the terms of the award is to fall within the share of the judgment debtor No. 5.
14. The decree holders Nos. 1 and 2 and the judgment debtor No. 4 undertake that they shall execute all such documents which are required to transfer the ownership to the judgment debtor No. 5.
15. The needful shall be done before the next date of hearing of the Court.
16. Mr. Pandey, learned counsel for the Objector, has filed an objection with regard to ownership of the property, bearing No. 1405, Shiwalik Apartment, Kaushambi, Ghaziabad.
17. The contesting parties are at liberty to file a response to the said objection, the advance copy of which has already been served upon them.
18. The status of the properties shall also be communicated to learned counsel for the judgment debtor No. 5.
19. The parties may file a rejoinder before the next date of hearing of the Court.
20. List on 31.10.2025 before the Court.

JASMEET SINGH, J

JULY 24, 2025/DM