



\$~55

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **RFA(OS) 73/2016**
PRAVEEN SINGH & ANRAppellant

Through: Mr. L.B. Rai, Mr. Vinesh
Tyagi, Mr. Kartik Rai and Mr.
Deepak Kumar, Advs.

Versus
ABHISHEK KUMAR SINGH & ANRRespondent

Through: Ms. Vaishali Gupta, Adv. for
GNCTD.

CORAM:
JOINT REGISTRAR (JUDICIAL) BHAWANI SHARMA

% **ORDER**
20.03.2026

Vide order dated 17.09.2019 appellant was directed to furnish a property as security having the value worth Rs. 2 Crore.

Matter is pending for awaiting the report from SDM and Sub-Registrar.

As per office note, report of Sub-Registrar-IX Kapashera has been filed. The same is perused and as per the report property i.e. Khasra No. 7/3/3, Village Kapashera, Tehsil Vasant Vihar, New Delhi, Area 3 Bighas is registered in Sub-Registrar-IX (Kapashera) bearing Registration No. 5445 in Book No.1 Vol No. 1075 on page 88 to 98 as per available office record.

Mr. Ganesh from office of SDM (Bijwasan) is present in Court and handed over the report of valuation across the board. The same is taken on record. As per the report, the valuation of property i.e. Khasra No. 7/3/3, Village Kapashera, Tehsil Vasant Vihar, New Delhi, Area 3 Bighas is Rs. 17,66,25,360/-.

It is submitted that the land measuring 1080 sq meter i.e. 1292 sq. Yards land out of 3024 sq. yds. Land situated in khasra No.7/3/3 (3-0) situated in the area of Village Kapashera, Tehsil Vasant Vihar,



New Delhi is mortgaged with Vijya Bank now known as (Bank of Baroda). The loan amount taken by A-2 i.e. Mr. Sanjay Kumar Singh is only Rs. 75,00,000/- (Rupees Seventy Five Lakhs) for which deponent has mortgaged the land to the extent of 1080 sq. Meter i.e. 1292 sq. yds. out of 3024 sq. yds. land situated in Village Kapashera, Delhi as guarantor to Mr. Sanjay Singh 50% share of the land situated in khasra No.7/3/3 (3-0) situated in the. area of Village Kapashera, Tehsil Vasant Vihar, New Delhi. Through separate affidavit filed in this regard, the deponent submits that the total land situated in khasra No.7/3/3 (3-0) situated in. the area of Village Kapashera, Tehsil Vasant Vihar, New Delhi is three bigha i.e. 3024 sq. yds. out of 3024 sq. yds. only 1080 sq. meter i.e. 1292 sq. yds. land is mortgaged with Vijya Bank now (Bank of Baroda). It is submitted that, thus as on date 1732 sq. yds. land is left with the appellant No.1 and Smt. Vijiya Laxmi the mother-in-law of appellant No. 1. It is further submitted that the mother-in-law of appellant No.1 has already given no objection certificate in favour of appellant No.1 for giving the security of her 50% share in the land situated in Khasra No. 7/3/3 (3-0) situated in the area of Village Kapshera, Tehsil Vasant Vihar, New Delhi mortgaging of suit property which is at page no. 20 of the application.

As not objected, the immovable property as furnished by surety is taken as sound security in the present appeal, hence accepted.

Matter be placed before the Hon'ble Court on 27.04.2026.

**BHAWANI SHARMA
JOINT REGISTRAR
(JUDICIAL)**

MARCH 20, 2026/yo