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\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**  
+ EX.P. 56/2017, EX.APPL.(OS) 27/2018, EX.APPL.(OS) 167/2019,  
EX.APPL.(OS) 168/2019, EX.APPL.(OS) 225/2019,  
EX.APPL.(OS) 265/2019, EX.APPL.(OS) 943/2020,  
EX.APPL.(OS) 3707/2022  
SH. DEEPAK ARORA & ORS

..... Decree Holders

Through: Ms. Kajal Chandra, Ms. Prerna  
Chopra and Ms. Smriti Bali,  
Advocates.

versus

SMT. KAVITA ARORA & ORS

..... Judgement Debtors

Through: Mr. Tarun Arora, Advocate for JD  
nos. 1 to 5.  
Ms. Vandana Khurana, Advocate for  
JD-6 to JD-14.

**CORAM:**

**HON'BLE MS. JUSTICE NEENA BANSAL KRISHNA**

**ORDER**

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**29.01.2024**

1. The parties have submitted that since they are having a difficulty in arriving at a consensus on the name of the prospective buyer for sale of property No.F-55 & F-56, Kohlapur Road, Kamla Nagar, Delhi-110007, they have agreed that a Local Commissioner be appointed for the auction of the property.
2. The parties also agreed that they shall file an affidavit in the Court within seven days stating that none of them have disposed of their share or executed any document of sale in favour of the third party.
3. **Submissions heard.**
4. Considering the submissions and the facts as detailed above, the



application is accordingly allowed and Mr. Vinayak Marwah, Advocate (Mobile No.9811134790), is appointed as the Local Commissioner with the following terms:

- (i) *The Local Commissioner shall give a Notice within one week and fix a meeting with all the parties to the present suit who shall bring in their respective prospective buyers of the suit property.*
- (ii) *The prospective buyers/ the parties who are interested in the purchase of the property, shall give their quotation of the price on which he/she is willing to purchase the property in a sealed cover to the Local Commissioner.*
- (iii) *The parties are also at liberty to bid to purchase the suit property.*
- (iv) *The Local Commissioner shall then open the sealed covers in the presence of all and declare the person who is the highest bidder as the successful prospective buyer of the suit property.*
- (v) *The Local Commissioner shall thereafter facilitate the execution of the documents for the sale of the property in accordance with law.*
- (vi) *The fee of the Local Commissioner is tentatively fixed at Rs.2,00,000/-, to be shared equally by all the parties. However, if any party has a difficulty in paying his/her share, the same may be paid by the other party to be adjusted from the sale consideration.*
- (vii) *The total fee of the Local Commissioner shall be considered after the execution of the Commission and sale of the property.*
- (viii) *The Local Commissioner shall make an endeavour to conclude the entire commission within one month and submit a Report in the Court thereafter. The money so realized on the sale of property shall be then divided amongst the parties in their respective shares as already determined.*



5. List before the Court on 15.05.2024.

**NEENA BANSAL KRISHNA, J**

**JANUARY 29, 2024/va**