



\$~72

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

+ EX.P. 56/2017 & CCP(O) 108/2024, 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, EX.APPL.(OS) 810/2024, EX.APPL.(OS) 1252/2025, EX.APPL.(OS) 1874/2025

SH. DEEPAK ARORA & ORS

.....Decree Holders

Through: Mrs. Kajal Chandra, Ms. Hatneimawi,
Mr. Suyash Swarup and Mr. Ananyay
Bhardwaj, Advocates.

versus

SMT. KAVITA ARORA & ORS

.....Judgement Debtors

Through: Mr. Saurabh Seth, Panel Counsel
DHCLSC, Ms. Neelampreet Kaur,
Mr. Abhiroop Rathore, Mr. Kabir
Dev, Mr. Sukhvir Singh, Advs. for
JD-2.
Mr Santosh Kumar Rout, SC for
Union Bank of India.

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

11.05.2026

%

1. Apropos to the Order dated 16.03.2026, the Union Bank of India has furnished the information regarding the debts outstanding against the property. The details of loans and outstanding amount, as furnished, reads as under:



2026-016-2443

To
Advocate Santosh Kumar Rout
C-3 19 LGF Safdarjung Development Area,
New Delhi 110016

Subject: Loan Details in the matter of Deepak Arora vs Kavita Arora Ex. P. 56 of 2017

Sir

Please find below details of loans and outstanding below:

Sl	Name of Borrower	Loan Account No	Type of Loan	Sanctioned Amt	Ledger Outstanding
1	Manoj Arora Kavita Arora Ruchi Arora	412106680000002	Mortgage Term Loan (Against Property)	Rs. 73,50,000.00	Rs. 32,35,830.80
2	Manoj Arora Kavita Arora Ruchi Arora	412104050000008	Overdraft Mortgage (Against Property)	Rs. 20,00,000.00	Rs. 19,39,745.23
3	Ruchi Arora	412106440000019	Business -Term Loan	Rs. 9,00,000.00	Rs. 7,48,024.49
4	Manoj Arora	412106410000020	Business -Term Loan	Rs. 9,00,000.00	Rs. 7,16,889.65

Branch Manager
Union Bank of India
Nehru Place Branch
New Delhi

- Learned Counsel for the Decree Holder draws the attention of this Court to the Order dated 16.10.2020 passed by the Division Bench of this Court in EFA (OS) 19/2019 and contends that the Decree Holder has paid the entire stamp duty on the decree. She also states that the Decree Holder and Judgment Debtor Nos.6 to 14 would clear the mortgage and on clearing the mortgage, the property will be put back on sale.
- List on 03.07.2026 for further directions.
- The Decree Holder is directed to clear the mortgage in the interregnum.

SUBRAMONIUM PRASAD, J

MAY 11, 2026

S. Zakir