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

+ EX.P. 56/2017, EX.APPL.(OS) 1874/2025

SH. DEEPAK ARORA & ORS

.....Decree Holders

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

versus

SMT. KAVITA ARORA & ORS

.....Judgement Debtors

Through: Mr. C Mohan Rao, Senior Advocate  
with Mr. Lokesh Kumar Sharma, Mr.  
Hem Kumar, Mr. Ritik Kumar,  
Advocates for JD-1 & 2  
Mr. Akash Chatterjee, Ms. Radhika  
Narula, Advs. for JD No. 3 to 5  
Ms. Vandana khurana, Adv. for JD-6  
to 14  
Mr. Santosh Kumar Rout standing  
counsel for Respondent/UBI

**CORAM:**

**HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD**

**ORDER**

% **28.01.2026**

1. *Vide* Judgment dated 22.05.2025, this Court had appointed a Bailiff to take possession of the Suit Property being No. F-55 & F-56, Kolha Pur Road, Kamla Nagar, Delhi. The Judgment Debtors No.1 & 2, who were Defendants No.1 & 2 in CS(OS) 189/2016 have not handed over the keys to the Bailiff which has resulted in filing of EX.APPL.(OS) 1874/2025 by the Decree Holders for issuance of warrants of possession so that the possession of the Suit Property can be taken with the help of police.



2. When the matter came up for hearing on 22.12.2025, this Court, after considering the age of the Judgment Debtors No.1 & 2, who were present in Court on that day, gave them time to vacate the Suit Property by 27.01.2026. An undertaking to this effect was also given by the Judgment Debtors No.1 & 2. The matter was adjourned for today.
3. Today, it is stated that when the Bailiff went to take possession of the Suit Property, an objection was raised by Judgment Debtors No.1 & 2 to the effect that the possession of the second floor of the Suit Property will not be handed-over as the same is not included in the Suit Schedule.
4. Today, it is also brought to the notice of this Court that various undertakings have been given by Judgment Debtors No.1 & 2 that they will vacate the Suit Property. One such undertaking is recorded in the Order dated 21.08.2024.
5. Violation of undertakings given to Court amounts to willful disobedience of the Court Order.
6. Be that as it may, taking note of the age of Judgment Debtors No.1 & 2, one last opportunity is given to the Judgment Debtors No.1 & 2 to vacate the Suit Property.
7. List on 29.01.2026 at 04:30 PM.
8. Judgment Debtors No.1 & 2 are directed to hand-over the keys of the Suit Property in the Court at 04:30 PM tomorrow.

**SUBRAMONIUM PRASAD, J**

**JANUARY 28, 2026**

*Rahul*