जिला एवं सत्र न्यायाधीश (द. जि.)
District & Sessions Judge Office (S
साकेत जिला न्यायालय, नई दिल्ली
Saket District Courts, New Delhi
आवेदी सं / Diary No. 144
दि. / Date 8/1/26 (4:50)

02 Sets (MOST URGENT)
To be displayed on the website of
The Court under the head of 'Public Notice'

NOTICE FOR PROCLAMATION OF SALE

No. 558-S DHC/Orgl./Execution Dated 6/1/2026
From:

The Registrar General,
Delhi High Court,
New Delhi.

To,

The Administrative Sub-Judge,
District Court Complex, South District, Delhi.

The Administrative Sub-Judge,
District Court Complex, South-East District, Delhi.

Subject: Execution Petition No. 68/2024.

SOM BALA @ SUMAN KHANDELWAL **DECREE HOLDER**

V/s

PYARE LAL GUPTA & ORS. **JUDGMENT DEBTORS**

Sir/Madam,

I am directed to enclose herewith, for favour of execution of Proclamation of Sale (Auction Notice) of immovable Property in the above noted case, and to request that after having been executed it may be returned to this court with an endorsement to that effect. **The case is listed before the Hon'ble Court on 27.02.2026 at 10:30 am.**

Yours faithfully,

Administrative Officer (Judl.)(O)
for Registrar General
GM

Encls:(i) Auction Notice of Sale.
(ii) Copy of order dated 23.12.2025 of this court along with memo of parties.

Present ; Sh..... Netar Singh
Warrant made over to Sh.....
Execution on the spot on..... 8.1.26
at..... a.m./p.m. and returnable to
Nazarat on or before.....

35

ACJ/South
08.01.2026

Document No. 3

CONDUCT OF E- AUCTION

Notice for Sale of Land and building through e-auction

This electronic auction ('**e-Auction**') is being conducted pursuant to order dated 23.12.2025 of the High Court of Delhi at New Delhi passed in *Ex. P. No. 68 of 2024 titled 'Sombala @ Suman Khandelwal vs. Pyare Lal Gupta & Ors.*

Type of Building	Location/Address/Area	Reserve price	EMD (INR)	Incremental bid amount
Residential/ Commercial	Entire Built-up House/property Nos. 10144, 10145, 10146 and 10147, Library Road, Azad Market, Delhi-110006 and Entire Built-up House/ property No. 10156 including cookery shop, Gali Gandhak Wali, Nawabganj, Pul Bangash, Azad Market, Delhi-110006 (Total area- 3106 sq. ft. or 288.587 sq. m.)	Rs. 7,00,00,000/- (Rupees Seven Crores Only)	Rs. 25,00,000/- (Rupees Twenty Five Lakh)	Rs. 10,00,000/- (Rupees Ten Lakhs Only)

Timeline

Date of Inspection and due diligence of Assets	09.01.2026 to 15.01.2026 (all days included)
Last date of submission of bid documents alongwith EMD of Rs. 10,00,000/-	16.01.2026
Date and Time of E-auction	20.01.2026 From 11 AM to 4 PM

(Auction property is subject matter of Ex. P. No. 68 of 2024 titled 'Sombala @ Suman Khandelwal vs. Pyare Lal Gupta & Ors.)

Detailed terms and conditions of auction will be made available on the e-auction portal https://www.eauctions.co.in or can be requested by sending email to Ms. Nidhi Mohan Parashar, Local Commissioner (+ 91 9953899908) at nidhimohanparashar@gmail.com. Videorecording of the property is available at request. For inspection contact Ms. Nidhi Mohan Parashar, Local Commissioner (+ 91 9953899908).

Document No. 4

Terms and Conditions of the e-Auction are as under:

1. E-Auction Basis and Platform

i. This e-auction is being conducted pursuant to Order dated 23.12.2025 passed by the High Court of Delhi at New Delhi in Ex. P. No. 68 of 2024 titled *'Sombala @ Suman Khandelwal vs. Pyare Lal Gupta & Ors.'*

ii. The result of the e-auction is subject to confirmation by the Hon'ble High Court of Delhi at New Delhi. The auction can be cancelled at any stage without any liability/reason.

iii. The e-Auction is being held on an "*AS IS WHERE IS, AS IS WHAT IS WHATEVER THERE IS AND WITHOUT RECOURSE BASIS*". The information in respect of the property/asset has been stated to the best of Local Commissioner's knowledge, however, she shall not be responsible for any error, misstatement or omission in the said particulars.

iv. The e- auction shall be open public auction and shall be conducted online. The auction shall be conducted on 20.1.2026 from 11 AM to 4 PM, with automatic extension of 10 minutes each time if the bid is made in the last ten minutes before the close of the e-auction.

v. The e- auction will be held on the e-auction portal https://www.eauctions.co.in

vi. The Parties to the Ex. P. No. 68 of 2024 shall be entitled to participate in the e-auction.

vii. Only buyers holding valid User ID/ Password issued by the approved service provider shall be eligible for participating in the e-Auction process.

viii. Reserve price of the property is fixed at Rs. 7,00,00,000/- (Rupees Seven Crores Only).

ix. The Earnest Money Deposit (EMD) shall be Rs. 25,00,000/- *(Rupees Twenty Five Lakh Only)*. Each bidder shall deposit EMD amount by way of Bank Draft in favour of ***'Registrar General Delhi High Court'.***

x. The bidders shall deposit original Demand Draft towards EMD alongwith the request letter for participation in e-auction with the Local Commissioner at Nidhi Mohan Parashar, X-15, First Floor, Haus Khas, Delhi-110016. The request letter shall be accompanied by-

- Proof of Identification (KYC) viz. Voter ID Card/Driving license/Passport/Aadhar Card of the bidder
- Current address proof of the bidder
- Contact number and address for the purpose of communication
- PAN Card of the bidder

xi. The interested bidders shall submit the bid documents and EMD as per clause x on or before 16.1.2026 till 4 PM, after going through the Registering Process (One time) and generating User ID & Password of their own for being eligible to participate in the e-Auction *Process, subject to due verification (of the documents)* and/ or approval of the Local Commissioner.

xii. The bidders are not permitted to withdraw from participating in the auction once the EMD is deposited by them. In case of non-participation of bidders in the auction, the EMD shall be forfeited.

xiii. Any issue with regard to connectivity during the course of the online bidding shall be the sole responsibility of the bidder and no claim in this regard shall be entertained.

xiv. Bidding in the last moment should be avoided by the bidders in their own interest as neither the Local Commissioner nor the Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.). In order to ward-off such contingent situations, bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc., so that they are able to avoid such situations and are able to participate in the auction successfully.

xv. Upon conclusion of the auction, the name of the highest bidder and the second highest bidder of the auction property shall be declared. The EMD of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. Acceptance of successful bid shall be communicated by the Local Commissioner to the successful bidder within 10 days after the date of e-auction. The EMD of the unsuccessful bidders shall be returned within 30 days from the date of e-auction.

xvi. The successful bidder shall deposit 25% of the sale price, adjusting the EMD already paid, within 7 days after the acceptance of bid price by the Local Commissioner by handing over a Demand Draft in the name of Registrar General, Hon'ble High Court of Delhi, and the balance 75% of the sale price shall be deposited within 3 months of the acceptance of the bid price or within such extended period as agreed upon in writing by and solely at the discretion of the Local Commissioner. In the event of default, all deposits made shall be forfeited and the auction property thereafter may be offered to the second highest bidder or may be put up for re-auction. The defaulting bidder shall have no claims or rights over the property or the deposited amount.

xvii. The bids may be submitted by participating bidders even jointly with another person/persons including a lender/financial supporter to the said participating bidder. If a bid is submitted jointly, the obligation of the successful joint bidder/ auction purchaser to pay the final bid price shall be joint and several.

xviii. Local Commissioner has a right to demand documents from bidder for smooth process of auction and in case the documents are not provided, the Local Commissioner may disqualify the bid.

2. Independent Due Diligence

Prospective Bidders are responsible for making their own independent inquiries regarding any encumbrances, titles, claims, rights, or dues affecting the assets put up for auction. Bidders should conduct their own due diligence prior to submitting their bids.

3. Inspection of Assets

i. It is the responsibility of the interested bidders to inspect and satisfy themselves regarding the condition and title of the assets before submitting their bids. The soft copy of the title documents shall be made available to the bidders submitting their bids. However, as regards to the physical verification of the property and of the original title deed, prior permission from the Local Commissioner conducting the auction is mandatory.

ii. The auction property shall be open for inspection by prospective buyers from 09.01.2026 to 15.01.2026, 11 AM to 1 PM and 1:45 PM to 4:30 PM. The Inspection of the Property shall be facilitated through the Local Commissioner.

4. Possession of the property

i. Mr. Pyare Lal Gupta is in possession of certain portions of the property and has undertaken to the Hon'ble High Court to handover peaceful and vacant possession of the same to the successful bidder within 15 days of the sale being confirmed by the Hon'ble High Court.

ii. Parts of the properties for auction are in possession of the tenants. The list of tenants and eviction petitions will also be made available to the bidders for inspection, upon request.

5. Final Decision

i. The Local Commissioner has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.

ii. The decision of Local Commissioner on the declaration of the successful bidder shall be final and binding on all participants.

6. Sale deed

The parties shall execute and register the title documents in favour of the successful bidder/highest bidder/purchaser within six weeks from the date of full payment and all the costs and expenses incurred in getting the title documents executed and registered shall be borne by the purchaser including stamp duty. Any miscellaneous expenses and cost shall also be borne by the purchaser.

7. Taxes, duties and charges

The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc.

Document No. 5

Proclamation of auction

i. The proclamation of auction sale shall be displayed on or before 07.01.2026, on the notice boards of the Delhi High Court and all District Court Complexes in Delhi, as well as the office of the concerned Sub-Registrar within whose jurisdiction the auction property is situated.

ii. Additionally, the proclamation of the auction sale shall also be published online on the websites of the High Court of Delhi and also on the websites of all the Delhi District Courts as well as the Common website of the Delhi District Courts on or before 7.1.2026.

iii. The proclamation of auction sale be affixed at the auction property at a conspicuous place in the presence of witnesses from the locality on or before 7.01.2026.

iv. The proclamation of the auction sale be also published in Economic Times (English) and Hindustan Times (Hindi), on or before 7.01.2026.

v. The expenses of the publication and auction shall be borne by the parties and the copies of the said newspapers will be filed in the court and before the Local Commissioner.

vi. Pamphlets will be distributed peacefully through newspaper vendors between 9.1.2026 to 15.01.2026.

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

\+ EX.P. 68/2024 & EX.APPL.(OS) 715/2025, EX.APPL.(OS) 1775/2025

SOM BALA @ SUMAN KHANDELWAL .....Decree Holder

Through: Mr. Mohit Aggarwal, Ms. Pooja Saini, Mr. Deepak Singh Poonia and Mr. Harshit Saini, Advs.

versus

PYARE LAL GUPTA & ORS. .....Judgement Debtors

Through: Mr. Amit Malik, Ms. Monika Saini, Mr. Geetansh Nagpal and Ms. Japneet Kaur, Advs. For J-2 & 3

Mr. Krishan Kumar, Mr. K. K. Nangia and Mr. Anubhav Kumar, Advs. For JD-4

Mr. Naman S. and Mr. Chirantan Saha, Advocates for Sole Bidder.

Ms. Nidhi Mohan Parashar, Local Commissioner.

CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

% 23.12.2025

EX.APPL.(OS) 1775/2025

1. This application has been filed on behalf of Mr. Dharmatma Sharma/applicant, who was the sole-bidder in the 3rd e-auction carried out by the Local Commissioner on 16th October, 2025.

2. In the order passed by this Court on 31st October, 2025, it was noted that the said sole bidder has deposited a sum of Rs. 10,00,000/- towards the

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earnest money. Further the submission of the counsel for the sole bidder was noted that he would require time till 10th November, 2025 to pay 25% of the bid amount. Accordingly, he was directed to deposit 25% of the bid amount, *i.e.* Rs. 2 crores on or before 10th November, 2025.

3. When the matter came up on 12th November, 2025, counsel for the sole bidder, on instructions from the sole bidder who was present in-person before the Court, sought three weeks' further time to deposit the sum of Rs. 2 crores. The Court granted time of three weeks to him to deposit the sum of Rs. 2 crores. A direction was also given to the bidder to file an undertaking by way of an affidavit. Paragraph 2 and 3 of the said order set out below:-

> *"2. In view of the above, three (3) weeks' further time is granted to the bidder to pay the aforesaid amount of Rs. 2,00,00,000/- along with interest as stated above.*
> *3. An undertaking by way of affidavit shall be filed on behalf of the bidder that he shall pay the aforesaid amount along with interest on or before 3rd December, 2025 and in the event the aforesaid amount is not paid within three weeks from today, he would have no objection if the sum of Rs.10,00,000/- paid as an earnest money is forfeited."*

4. Pursuant to the said order, an affidavit of undertaking has been filed on behalf of the successful bidder.

5. Though the undertaking is lying under objection, the Court Commissioner submits that a copy of the undertaking has been supplied to her which unequivocally states that the applicant would have no objection if the earnest money of Rs.10,00,000/- is forfeited upon the failure of the applicant to deposit the sum of Rs. 2 crores within the time given.

6. Admittedly the sole bidder failed to deposit the sum of Rs. 2 crores within the time granted. Accordingly, in terms of the undertaking given by the sole bidder, the earnest money is liable to be forfeited.

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The Order is downloaded from the DHC Server on 07/01/2026 at 10:22:20

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6. Admittedly the sole bidder failed to deposit the sum of Rs. 2 crores within the time granted. Accordingly, in terms of the undertaking given by the sole bidder, the earnest money is liable to be forfeited.

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7. Counsel for the sole bidder submits that subsequently, it came to his notice that there is *Mazaar* in the suit premises. Hence, the earnest money should not be forfeited.

8. Counsel appearing for the parties as well as the Local Commissioner dispute the aforesaid fact and submit that there is no *Mazaar* at the suit premises.

9. In any event, it was for the sole bidder to properly inspect the suit property before making a bid.

10. The Local Commissioner has relied upon the judgment of the Supreme Court in ***Aggarwal Associates (Promoters) Limited v. Delhi Development Authority,*** (2010) 15 SCC 380, to submit that since the sole bidder failed to comply with the terms and conditions of the e-auction even after giving his declaration in respect of the same, the sole bidder has no right to claim the earnest money deposited. Paragraph 10 of the aforesaid judgment is set out below:

> *"10.....We are of the considered view that since the appellant had failed to comply with the terms and conditions of auction, he had no right to claim either the possession or the allotment of the plot in his favour. The plot was sold to him on an "as-is-where-is basis". It had been made clear in the terms and conditions of the auction that it would be presumed that the intending purchaser has inspected the site and had familiarised himself with the prevalent site conditions in all respects before giving the bid. The appellant cannot be heard to say that he did not familiarise himself with the prevalent conditions which existed on the site. Instead of collecting allotment-cum-demand letter and paying the balance amount the appellant tried to enter into possession of the property by erecting its board at the site. The appellant did not have the right to enter into possession of the property before collecting the allotment-cum-demand letter and the payment of the balance amount. Since the appellant failed to comply with the terms and conditions of the auction-notice there was no concluded contract between the parties."*

11. In view of the discussion above, I do not find any merit in the present

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application and the same is dismissed.

12. The amount of Rs.10,00,000/- deposited by the sole bidder before this Court as earnest money stands forfeited.

EX.P. 68/2024

13. An Interim Report-X has been filed on behalf of the Local Commissioner stating that in terms of the Minutes of Meeting held between the parties on 4th December, 2025 and 21st December, 2025, parties have agreed to conduct a fresh e-auction. A fresh auction schedule has been prepared for the 4th e-auction. The said schedule is mentioned below:-

i.	Publication	07.01.2026
ii.	Inspection of Property	09.01.2026 to 15.01.2026
iii.	Last date for deposit of EMD	16.01.2026
iv.	Date of E-auction	20.01.2026

14. Further, the parties have agreed to reduce the reserved price from Rs. 8 crores to Rs. 7 crores and increase the earnest money deposit to Rs. 25 lakhs from Rs. 10 Lakhs.

15. Accordingly, following directions are issued:-

a. The public notice (document no. 3), terms of the e-auction (document no. 4) and terms of the proclamation (document no.5) annexed with the report of the Local Commissioner, are hereby approved.

b. It is directed that the Registrar General of this Court shall allow publication of the auction notice on the website of this Court and of the district courts under the head of 'Public notice'.

c. In case any of the parties refuse to cooperate and do not come

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12. The amount of Rs.10,00,000/- deposited by the sole bidder before this Court as earnest money stands forfeited.

EX.P. 68/2024

13. An Interim Report-X has been filed on behalf of the Local Commissioner stating that in terms of the Minutes of Meeting held between the parties on 4th December, 2025 and 21st December, 2025, parties have agreed to conduct a fresh e-auction. A fresh auction schedule has been prepared for the 4th e-auction. The said schedule is mentioned below:-

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forward to execute the sale deed in favour of the successful bidder, this Court may nominate a person to execute the title documents on behalf of such refusing party/parties in favour of the successful bidder.

d. The various expenses incurred towards the fresh auction shall be borne by the decree holder, subject to recovery of the same from the sale proceeds.

e) The Local Commissioner is permitted to deposit the earnest money deposit / instalment of the successful bidder with the Registry, which shall keep the same in an interest-bearing deposit till further orders.

f) The earnest money of Rs.10,00,000/- deposited with the Registry by the earlier sole bidder, which has been forfeited in terms of order passed above, shall also be kept in an interest-bearing deposit till further orders.

16. In view of the above, the parties shall proceed for a fresh e-auction in terms of the aforesaid Interim Report-X.

17. List on 27th February, 2026.

AMIT BANSAL, J

DECEMBER 23, 2025/rr

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IN THE HON'BLE HIGH COURT OF DELHI AT NEW DELHI

EX. PET. NO. 68 OF 2024
In
CS (OS) 2152/2014

IN THE MATTER OF:

SOM BALA @ SUMAN KHANDELWAL
...DECREE HOLDER

VERSUS

PYARE LAL GUPTA & ORS. ...JUDGEMENT DEBTORS

MEMO OF PARTIES

Smt. Som Bala @ Suman Khandelwal
W/o: Sh. Sunder Lal Khandelwal
R/o: B-301, 1st Floor, Near Gate no. 4,
Green Field Colony, Faridabad 121010
Mob: 8178224376 **...Decree Holder**

Versus

1. Sh. Pyare Lal Gupta
   S/o Late Sh. Durga Prasad Gupta
   R/o 10156, Gali Gandhak Wali,
   Nawabganj, Pul Bangas, Azad Market,
   New Delhi 110006

2. Smt. Saroj
   W/o Sh. Yogesh Kumar
   R/o 167, Netaji Subhash Marg,
   3rd Floor, Flat no. 18, Raja Katra
   Hanuman Ji Ka Mandir,
   Kolkata 700001
   Mob: 9163802636

3. Smt. Madhu Bala
   W/o Sh. Vijay Kumar

R/o H. No. 2369/D-3, 1st Floor, Mandir Wali Gali,
Shadi Khampur, Near Metro Pillar no. 215,
West Patel Nagar, New Delhi 110008
Mob: 7701851038

4. Smt. Shefali @ Manju
R/o B-602, Spring Valley Apartment,
Plot no. 3C, Sector 11, Dwarka, New Delhi 110075
Mob: 9818098535

5. Smt. Shashi Gupta
W/o Sh. Rakesh Gupta
R/o E-57, Sector 55, Noida,
Uttar Pradesh-201307
Mob: 9958547530

6. Sh. Vidya Sagar
LR of Smt. Kanta Devi
R/o 9640/12, Multani Dhanda,
Paharganj, New Delhi 110055
Mob: 9811105656

7. Smt. Shalu Khandelwal
LR of Smt. Kanta Devi
R/o A 453, Shashtri Nagar,
New Delhi 110052
Mob: 9899907140 **...Judgement Debtors**

FILED THROUGH

Mohit

Adv. Mohit Aggarwal (D/5289/2019)
for
PATRONUS LAW OFFICES
(Counsel for Decree Holder)
Off: Chamber no. 13, S Block,
Delhi High Court, Delhi – 110003
Mob:9811449071, 8955123521
email:patronuslawoffices@gmail.com

Dated: 08.08.2024
Delhi

R/o H. No. 2369/D-3, 1st Floor, Mandir Wali Gali,
Shadi Khampur, Near Metro Pillar no. 215,
West Patel Nagar, New Delhi 110008
Mob: 7701851038

4. Smt. Shefali @ Manju
R/o B-602, Spring Valley Apartment,
Plot no. 3C, Sector 11, Dwarka, New Delhi 110075
Mob: 9818098535

5. Smt. Shashi Gupta
W/o Sh. Rakesh Gupta
R/o E-57, Sector 55, Noida,
Uttar Pradesh-201307
Mob: 9958547530

6. Sh. Vidya Sagar
LR of Smt. Kanta Devi
R/o 9640/12, Multani Dhanda,
Paharganj, New Delhi 110055
Mob: 9811105656

7. Smt. Shalu Khandelwal
LR of Smt. Kanta Devi
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New Delhi 110052
Mob: 9899907140 **...Judgement Debtors**

FILED THROUGH

Mohit

Adv. Mohit Aggarwal (D/5289/2019)
for
PATRONUS LAW OFFICES
(Counsel for Decree Holder)
Off: Chamber no. 13, S Block,
Delhi High Court, Delhi – 110003
Mob:9811449071, 8955123521
email:patronuslawoffices@gmail.com

Dated: 08.08.2024
Delhi