588
24/09/25

03 Sets (MOST URGENT)
To be displayed on the website of District Court under the head of 'Public Notice' on or before 25.09.2025

NOTICE FOR PROCLAMATION OF SALE

No. 24699-I DHC/Orgl./Execution Dated 24-9-25.

From:

The Registrar General,
Delhi High Court,
New Delhi.

To,

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

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

The Administrative Sub-Judge,
Karkardoom Court Complex, Shahdara 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 04.11.2025 at 10:30 am.**

Computer Branch is directed to upload the same on the official website

Yours faithfully,

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

ACJ-CCJ-ARC (Shahdara)
Karkardooma Courts, Delhi

Encls:(i) Auction Notice of Sale.
(ii) Copy of order dated 17.09.2025 of this court along with memo of parties.

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 17.09.2025 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. 8,00,00,000/- (Rupees Eight Crores Only)	Rs. 10,00,000/- (Rupees Ten Lakh)	Rs. 10,00,000/- (Rupees Ten Lakhs Only)

Timeline

Date of Inspection and due diligence of Assets	26.09.2025 to 02.10.2025 (all days included)
Last date of submission of bid documents alongwith EMD of Rs. 10,00,000/-	08.10.2025
Date and Time of E-auction	16.10.2025 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 Mr. Ashutosh Gusain on + 91 9411619270.

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 17.09.2025 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 16.10.2025 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. 8,00,00,000/- (Rupees Eight Crores Only).

ix. The Earnest Money Deposit (EMD) shall be Rs. 10,00,000/- *(Rupees Ten 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 8.10.2025 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. Local Commissioner will issue a Letter of Intent (LOI) to the successful bidder, detailing the total payable amount and other terms and conditions. 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 26.09.2025 to 02.10.2025, 11 AM to 1 PM and 1:45 PM to 4:30 PM. The Inspection of the Property shall be facilitated by Mr. Ashutosh Gusain who can be contacted on + 91 9411619270.

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. 3

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Last date of submission of bid documents alongwith EMD of Rs. 10,00,000/-	08.10.2025
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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. 8,00,00,000/- (Rupees Eight Crores Only).

ix. The Earnest Money Deposit (EMD) shall be Rs. 10,00,000/- *(Rupees Ten 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-

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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. Local Commissioner will issue a Letter of Intent (LOI) to the successful bidder, detailing the total payable amount and other terms and conditions. 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.

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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.

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

\+ EX.P. 68/2024 with EX.APPL.(OS) 715/2025

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

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

versus

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

Through: Mr. K.K. Nangia and Mr. Krishan Kumar, Advocates for JD-4.
Ms. Nidhi Mohan Parashar, Advocate (Local Commissioner)

CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

% **17.09.2025**

1. The matter has been listed as per the office note of the Registry.

2. An interim report-VIII has been filed on behalf of the Local Commissioner stating that the auction proposed for 27th August, 2025 failed for want of bids.

3. Further meetings were held by the parties with the Local Commissioner, in terms of which a 3rd e-auction has been proposed to be conducted on 16th October, 2025. The relevant paragraph 5 of the report of the Local Commissioner has been set out below:

This is a digitally signed order.
The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.

5. It was agreed that a 3rd e-auction may be conducted as per the following schedule :-

Date	Action
25.09.2025	Newspaper publication
26.09.2025 to 02.10.2025	Inspection of the property to prospective buyers.
08.10.2025	Last date to submit EMD.
16.10.2025	Date of 3rd E- auction.

4. Accordingly, the following directions are issued:

a) The public notice being Document No. 3, terms of the e-auction being Document No. 4 and terms of the proclamation being 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 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.

5. In view thereof, the parties shall proceed for the e-auction in terms of the aforesaid report.

This is a digitally signed order.
The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.

6. List on 4th November, 2025 in the '*Supplementary List*'.

7. The date already fixed before the Court on 6th October, 2025 stands cancelled.

AMIT BANSAL, J

SEPTEMBER 17, 2025
Rzu

This is a digitally signed order.
The authenticity of the order can be re-verified from Delhi High Court Order Portal by scanning the QR code shown above.

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

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