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IN THE HIGH COURT OF DELHI AT NEW DELHI

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EX.P. 22/2021 & EX.APPL.(OS) 51/2023, EX.APPL.(OS) 710/2023
EX.APPL.(OS) 818/2023, EX.APPL.(OS) 1594/2023, EX.APPL.(OS)
1595/2023, EX.APPL.(OS) 1666/2023, EX.APPL.(OS) 215/2024,
EX.APPL.(OS) 243/2024, EX.APPL.(OS) 251/2024, EX.APPL.(OS)
279/2024, EX.APPL.(OS) 280/2024, EX.APPL.(OS)
281/2024, EX.APPL.(OS) 374/2024, EX.APPL.(OS) 523/2024

RAVI SAWHNEY & ORS.

..... Decree Holder

Through: Mr. Divye Puri, Adv. for DH- 9 & 10.
Mr. Vineet Jhavji and Mr. Imran
Mouley, Advs.

Versus

RAMESH KOHLI & ORS.

..... Judgement Debtor

Through: Mr. Akshay Makhija, Sr. Adv. with
Ms. Roshni Namboodiry, Adv. for
JD-7.
Mr. Tanmay Mehta, Mr. M.S. Khan,
Ms. Neha Khan, Mr. Daniyal Ayyubi,
Mr. Ashyan, Ms. Shaziya, Ms. Pallavi
Chopra, Advs. for JD-1.
Mr. Manish Kr. Choudhary, Adv. for
LRs of JD-2.
Mr. Uttam Datt and Mr. Ravi Kapoor,
Advs. for JD-1.
Mr. Abhimanyu Mahajan, Mr.
Anubha Goel and Mr. Mayank Joshi,
Advs. for JD-6.
Mr. Vidur Bhatia and Mr. Eleen Garg,
Advs. for JD-3 to 5.
Mr. Naman Joshi, Adv. for applicant.
Ms. Rashmi Chopra, standing counsel
for NDMC.

CORAM:



HON'BLE MR. JUSTICE JASMEET SINGH

ORDER

09.04.2024

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EX.APPL.(OS) 168/2024

1. On 02.02.2024, it was recorded that the application for conversion of the Property bearing no. 31, Golf Links, New Delhi- 110003 shall be made by the receiver in the name of all the co-owners with L&DO within a week. It was also directed that the arrears of ground rent and house tax shall also be paid by the applicant to the NDMC.
2. On the Court's request, Ms. Chopra, learned standing counsel of the NDMC has been asked to appear and inform the LRs of late Mr. Ramesh Kohli about the amount due and payable towards the arrears of ground rent and house tax in terms of representation dated 01.04.2024.
3. It is stated by Mr. Mehta and Mr. Datt, learned counsels for judgment debtor No.1 that some amounts have been paid in the past and only the adjustment of the said amounts is required, if any.
4. In case the NDMC is of the view that entire amount of about ₹ 2.57 crores is due and payable (subject to adjustment), the same shall be paid by the LRs of Late Mr. Ramesh Kohli without prejudice to their rights and contentions.
5. The LRs of late Mr. Ramesh Kohli and/or their representatives will visit the office of NDMC on 15.04.2024 at 11:00 am and will meet the Deputy Director, Tax.
6. The order is being passed only to put a closure to the entire transaction as the property is required to be sold through public auction. I



am of the view that conversion of property from lease hold to free hold will facilitate a better price.

7. The demand shall be communicated within a week and the amounts as demanded without prejudice shall be deposited by the applicant within one week thereafter.

8. *Dasti.*

9. The application is disposed of with consent.

EX.P. 22/2021

10. List on 01.05.2024.

JASMEET SINGH, J

APRIL 9, 2024/NG

Click here to check corrigendum, if any