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

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OMP (ENF.) (COMM.) 19/2018

ANGLO-AMERICAN METALLURGICAL  
COAL PTY. LTD

..... Decree Holder

Through: Mr. Neeaj Kishan Kaul, Sr. Adv. with  
Mr. Samar Singh Kachawala, Mr.  
Ashok Sagar, Mr. Ankit Khushu, Ms.  
Akanksha Mohan and Mr. Aayush  
Marwah, Advs.

versus

MMTC LTD

..... Judgment Debtor

Through: Mr. P.V. Kapur, Sr. Adv., Mr.  
Sanjeev Puri, Sr. Adv. with Mr.  
Sidhant Kapur, Mr. V.K. Nagrath,  
Ms. Kaveri Gupta, Ms. Suman Yadav,  
Mr. Dhritiman Roy, Dr. Ashok  
Sharma, Advs.

**CORAM:**

**HON'BLE MR. JUSTICE RAJIV SHAKDHER**

**ORDER**

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**22.05.2019**

**I.A. No.6298/2019**

1. Mr. Kapur, learned Senior Counsel, who, appears for the judgment debtor, says that the original title deed will be filed with the Joint Registrar (Judicial) within ten (10) days from today.

1.1 An attested copy of the same be furnished to Mr. Samar Singh Kachawala.

2. Mr. Neeraj Kishan Kaul, learned Senior Counsel, who, appears for the decree holder, says that he will have the worth of the properties evaluated.

3. In the meanwhile, Mr. Kapur says that the properties referred to in the



captioned application, which are unencumbered will neither be transferred nor any third party rights will be created. Details of the properties as given in the application are set forth hereafter:

**“Valuation report of MMTC Properties**

Sl. No.	Location	Commercial/ Residential	Type of Property (Land/Building/ Flat)	No. of Floors/ Flats	Area (Sq.ft.)	Estimated market value (in crores)
	<b><u>Delhi</u></b>					
1.	Scope Complex, Core-1, Lodhi Road, New Delhi 110003	Commercial	Core-1 - with 7 Floors (Upper & Lower Basements with parking)	G+7 floors	97163	200
2.	MMTC Housing Colony, Sri Auribondo Marg, New Delhi 11007	Residential	Type 'B' (4 Blocks)-128 Type 'C' (3 Blocks)-78 Type 'D' (3 Blocks)-63 Type 'E' (1 Block)-11 Type 'Dx' (1 Blocks)-18 Community Centre	298	16.16 (Acres)	650
3.	L-1/1, Hauz Khas Enclave, New Delhi, 110016	Residential	Land + 3 Flats	3	7978	7978 60
	<b><u>Mumbai</u></b>					
4.	Plot No C-22, Block - E, MMTC HOUSE Bandra Kurla Complex, Mumbai	Commercial	Land & Bldg	Gr.+ 8 storey	47279	200
5.	Flat No.2, Bhaveshwar Sagar, Co-op Housing Soc, 20, Napsean Road, Mumbai - 400066	Residential	Flat	1	1912	15.5
6.	Flat No. 12 & 16,	Residential	Flat	2	710x2	3.3



	<i>Rajmayur, CHS Limited, Plot no. 596/597, 19th road, Khar, Mumbai - 400052</i>					
7.	<i>Flat No.101, 201, 301, 302, 401 &amp; 402, Kalpita Enclave CHS Ltd., Swami Nityanand Marg, Koldogri, Andheri (E), Mumbai-400096</i>	<i>Residential</i>	<i>Flat</i>	<i>6</i>	<i>600x6</i>	<i>8.25</i>
8.	<i>Flat No.5, 7, 8 &amp; 9 Ahiya Premises CHS Ltd., Plot No. 53, Junction 16th &amp; Main Avenue Road, Santacruz, Mumbai - 400054.</i>	<i>Residential</i>	<i>Flat</i>	<i>4</i>	<i>3x985 1x1219</i>	<i>4.5</i>
9.	<i>MMTC Apartments, Plot No 66, Devchand Marg, Haji Bapu Road, Malad (E), Mumbai - 400069</i>	<i>Residential</i>	<i>Land &amp; Flast</i>	<i>16</i>	<i>500x16</i>	<i>12</i>
10.	<i>Flat No. G-7, Nav Ratana Co-op, Hsg Soc. JVPD, Vile Parle (W), Mumbai - Residential 400049</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>678</i>	<i>1.45</i>
11.	<i>Flat No. 201, 204 &amp; 602, Gemini Apptts, Divya Park, Malwani, Marwe Road Malad (E), Mumbai - 400069</i>	<i>Residential</i>	<i>Flat</i>	<i>3</i>	<i>774x2 521x1</i>	<i>3.7</i>
12.	<i>Flat No. 501 &amp; 502, Sundaram-3, CHS, Plot no. 217, Malad(E),</i>	<i>Residential</i>	<i>Flat</i>	<i>2</i>	<i>551x2</i>	<i>1.35</i>



	<i>Mumbai - 400077</i>					
13.	<i>Flat No. 108, 109, 708 &amp; 709, Cancer Pisces Appts, Marwe Road, Malad (W), Mumbai - 400095</i>	<i>Residential</i>	<i>Flat</i>	<i>4</i>	<i>511x4</i>	<i>3.2</i>
14.	<i>Awanti Appts, Plot No 13, Jogeshwari</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>660</i>	<i>1.25</i>
15.	<i>Flat No.10, Kalptaru CHS, 88-A, Ghatala, Vill Marg, Chembur, Mumbai- 400074</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>775</i>	<i>1.5</i>
	<b><u>Bellary</u></b>					
16.	<i>TS No 592/2 Anantapur Road, Bellary</i>	<i>Commercial</i>	<i>Land with boundary wall</i>	<i>1</i>	<i>0.94 (Acres)</i>	<i>9.96</i>
17.	<i>SY no 111/3A, 112/A.113/A, 136/2, 144/1A Bannihati village, Sandar Taluq, Bellary District</i>	<i>Commercial</i>	<i>Land plus office building</i>	<i>1</i>	<i>16.91 (Acres)</i>	<i>9.23</i>
18.	<i>Sy no 175-B,. Sy No 174, Sy no 173 A/2 Karigunuru village, Haspet</i>	<i>Commercial</i>	<i>Land plus building</i>	<i>1</i>	<i>6.95 (Acres)</i>	<i>8.43</i>
19.	<i>Sy No 316, Sy No 317/8, Main Road, Toranagallu, Bellary District</i>	<i>Residential</i>	<i>Land plus flats</i>	<i>24</i>	<i>3.97 (Acres)</i>	<i>9.08</i>
	<b><u>Bangalore</u></b>					
20.	<i>D3-216, 2nd floor, Kailash Appts, Malleswaram</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>880</i>	<i>2.88</i>
21.	<i>F-331, 3rd floor, Cauvery block, NGV Complex,</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>1393</i>	<i>5.11</i>



	<i>Koramangala</i>					
22.	<i>F-301, 3rd floor, Cauvery Block, NGV Complex, Koramangala.</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>1393</i>	<i>5.11</i>
23.	<i>F-212 D, 3rd floor, Cauvery Block, NGV Complex, Koramangala</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>1802</i>	<i>6.61</i>
	<b><u>CHENNAI</u></b>					
24.	<i>Flat No.4, Hascinda Appt. Karpagam Avenue, Chennai</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>1397</i>	<i>2.05</i>
25.	<i>Flat No.2, Hascinda Appt. Karpagam Avenue, Chennai</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>1427</i>	<i>2.05</i>
	<b><u>KOLKATA</u></b>					
26.	<i>7B, Allenby Flats, Allenby Road, Kolkata</i>	<i>Residential</i>	<i>Flat</i>	<i>5</i>	<i>4816 (Total)</i>	<i>2.45</i>
27.	<i>Akashdeep , Flat No 6 , Lower Rowdon Street, Kolkatta</i>	<i>Residential</i>	<i>Flat</i>	<i>1</i>	<i>2001</i>	<i>1.05</i>
	<b><u>BHUBANESHWAR</u></b>					
28.	<i>MMTC Housing Complex, Bonaikela, Joda, Keojhar Dirstrict.</i>	<i>Residential</i>	<i>Land &amp; Bldg</i>	<i>33</i>	<i>4 (Acres)</i>	<i>9</i>
29.	<i>MMTC Sub Regional Office, Sundra, W.No.15, PO/PS, Barbil</i>	<i>Commercial</i>	<i>Land &amp; Office Building</i>	<i>1</i>	<i>7.5 (Acres)</i>	<i>21</i>
30.	<i>MMTC Regional Office, 7th Floor, Alok Bharati Complex, Sahid Nagar, Bhubaneswar,</i>	<i>Commercial</i>	<i>Office Building</i>	<i>1</i>	<i>7839.84</i>	<i>6</i>



	<i>Orissa</i>					
	<b><u>GOA</u></b>					
31.	<i>Rose Mathues Chambers Vasco da Gama</i>	<i>Residential</i>	<i>Flat</i>	3	<i>1x1276 2x812</i>	1
32.	<i>Lakshadeep Appartments, Goa</i>	<i>Residential</i>	<i>Flat</i>	5	<i>2x1248 1x1184 2x858</i>	2
	<b><u>AHMEDABAD</u></b>					
33.	<i>2, Nagindass, Chambers, Osmanpura, Ashram Road, Ahmedabad</i>	<i>Commercial</i>	<i>Office Building</i>	<i>2<sup>nd</sup> Floor</i>	2583.87	5.16
34.	<i>4/6 , Shreeji Appts, Azad Society 2nd (Floor) AmbaWadi Ahmedabad</i>	<i>Residential</i>	<i>Flat</i>	1	919	0.59
35.	<i>A/4, Babul Appts Behind Nehru Nagar Amba Wadi, Ahmedabad</i>	<i>Residential</i>	<i>Flat</i>	1	516.77	0.36
36.	<i>Bhagwati Appts (1st Floor) Vidya Ngr Road Ahmedabad</i>	<i>Residential</i>	<i>Flat</i>	1	560.26	0.39
<b>Total</b>						<b>1275.51"</b>

4. It is made clear that this direction is issued without prejudice to the rights and contentions of the parties.

5. The direction issued for making deposit in Court is extended till 8.8.2019.

6. List the captioned application on 8.8.2019.

**RAJIV SHAKDHER, J**

**MAY 22, 2019**/pmc