

01 Set (MOST URGENT)
To be displayed on the website of
this Court under the head of 'Public Notice'
On or before 06.08.2026

NOTICE FOR PROCLAMATION OF SALE

No. 20892-1 DHC/Orgl./Execution Dated 6-8-26
From:

The Registrar General,
Delhi High Court,
New Delhi.

To,

The Administrative Officer (Judicial)
IT Branch,
Delhi High Court,
New Delhi-110003.

**With the request to upload the same on the website of the
Delhi High Court.**

Subject: Execution Petition No. 42/2025.

SH. RAJAN KUMAR KALIA PLAINTIFF/DECREE HOLDER

V/s

SH. PARVEZ KALIA DEFENDANT/JUDGMENT DEBTOR

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 Joint Registrar (Judicial) of this Court on 10.08.2026 at 11:00 am.**

Yours faithfully,



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

Encls:(i) Proclamation of Sale (Auction Notice of Sale).

(ii) Copy of order dated 20.08.2025 of this court along with memo of parties.

Sir, Reference above, if approved, the same may be uploaded on the website of this Court.

J. D. (U)/Director (IT)

Yash
Director (IT)
06/08/2026

06-08-2026

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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **EX.P. 42/2025, EX.APPL.(OS) 739/2025 & EX.APPL.(OS) 940/2025**
RAJAN KUMAR KALIAPlaintiff/ Decree Holder
Through: Mr. Vinod Dubey, Mr. Anurag
Dwivedi and Ms. Shikha Dubey,
Advocates.

versus

PARVEZ KALIADefendant/Decree Holder
Through: Mr. Hem Chand Vashisht and Ms.
Daksha Dhiman, Advocates.

CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL

ORDER
20.08.2025

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EX.APPL.(OS) 940/2025 (for directions)

1. The decree holder is duly appearing in the matter.
2. There is no merit in the present application and the same is dismissed.

EX.P. 42/2025

3. The present execution petition has been filed seeking execution of the judgment and decree passed by this Court on 22nd January, 2024 in CS(OS) 112/2018.
4. In terms of the decree passed by this Court, it was held that the property cannot be divided by metes and bounds, hence, it was directed that suit property be sold and the sale proceeds be distributed between the parties equally i.e. 50% each, which was the share determined in the preliminary decree.



5. The present petition has been filed on behalf of Mr. Parvez Kalia, who was the defendant in the suit.

6. It is submitted on behalf of Mr. Parvez Kalia that the property should be sold by way of a private sale as opposed to a Court Auction. This contention is contrary to what is prayed in the present petition that the suit property be sold by Court Auction. For ease of reference, the relief claimed in the execution proceedings is set out below:

*"That decree holder humbly prays that Hon'ble High Court may kindly direct the plaintiff and cooperate the defendant for selling the suit property either **by way of auction** or by directing the parties to bring their buyer accordingly"*

[Emphasis supplied]

7. Objections have been filed on behalf of Mr. Rajan Kumar Kalia, wherein it is stated that he is not interested in a private sale being conducted by the parties and he wants the suit property to be sold by the process of the Court through a Court administered auction.

8. In view of the fact that one of the parties is not agreeable to a private sale, the only way to sell the suit property would be by way of a Court Auction.

9. Accordingly, Ms. Vasudha Bajaj (Mobile No. +91-9999621225) is appointed as a Court Auctioneer for facilitating the sale of the suit property. The following directions are passed in this regard:

9.1. Court Auctioneer shall take all necessary steps for auctioning the suit property by way of public auction.

9.2. The Court Auctioneer may obtain a valuation of the suit property from a government approved valuer within four (4) weeks from the date of release of this order. The valuation may serve as the base price or reserve



price for the auction.

9.3. The sale of the suit property shall be advertised in at least two leading newspapers, one in English and one in the local language, and on any relevant online platforms to ensure wide publicity. The advertisements should include a description of the suit property, the base price, the date and place of the auction, and contact details for the Court Auctioneer.

9.4. Once the auction process is concluded, the Court Auctioneer would declare the highest bidder, subject to the approval of this Court. For the same, the Court Auctioneer is free to move an appropriate application. Upon confirmation from the Court, the Court Auctioneer shall also direct the successful bidder to deposit the balance amount within a stipulated time frame.

9.5. After the declaration of the highest bidder, once the sale is finalised, the Court Auctioneer may move an application for confirmation of sale and for distribution of sale consideration amongst the parties after execution of the sale related documents.

9.6. Upon the completion of the entire auction process, the Court Auctioneer shall prepare a detailed auction report including the process followed, bids received, and the outcome of the auction.

10. The fees of the Court Auctioneer is fixed at Rs.2,00,000/- plus out of pocket expenses, which shall be borne equally by the parties. Initially, the parties shall deposit Rs. 25,000/- each with the Court Auctioneer towards meeting out-of-pocket expenses. The cost of stamp duty, registration, and any other legal expenses related to the transfer shall be liable to be borne by the buyer.

11. The parties are directed to appear before the Court Auctioneer on 27th



August, 2025.

12. The Registry shall supply a copy of this order to the Court Auctioneer.

13. List before the Court on 27th October, 2025 for further directions.

AMIT BANSAL, J

AUGUST 20, 2025

Vivek/-



IN THE HIGH COURT OF DELHI AT NEW DELHI
(ORDINARY ORIGINAL CIVIL JURISDICTION)

Execution Petition No...../2024

IN EX.P.-42-2025

CS(OS). No. 112 OF 2018

In Re :

Sh.Rajan Kumar Kalia

...Plaintiff/Decree Holder

Versus

Sh.Parvez Kalia

.....Defendant/ Decree Holder

MEMO OF PARTIES

Sh. Rajan Kumar Kalia

S/o Late Sh.Ravindar Nath Kalia,

R/o B-10/328, Sunder Vihar,

Near Paschim Vihar,

New Delhi-110087

...Plaintiff/ Decree Holder

Versus

Sh. Parvez Kalia

S/o Late Sh.Ravindar Nath Kalia,

R/o B-10/328, First Floor, Sunder Vihar,

Near Paschim Vihar,

New Delhi-110052

...Defendant/ Decree Holder

Versus

New Delhi

Dated: 07-02-2025

Through

JUS CORPORATUM LAW OFFICES

Ayush Kaushik

Advocate

C-35(LGF), South Extn.,-2,

New Delhi-110049

Mb No.9811039867

Email:juscorporatumlawoffice@gmail.com

Enrl No.D454/1990

PROCLAMATION OF SALE
(AUCTION NOTICE OF IMMOVABLE PROPERTY)

Residential plot no. 328, block no. 10, Sunder Vihar, New Delhi-110087 (earlier known as LIG Government Servants Co-operative House Building Society), admeasuring 256 sq. yards is being put to sale in terms of order dated 20.8.2025 passed by Hon'ble High Court of Delhi in Ex.Pet.No.42/2025 by way of public auction on **31.08.2026**. Details of the property to be sold by way of public auction are as under:

Schedule of property	Time & place of physical auction	Time & place of e-auction	Reserve price	Earnest money Deposit (EMD)
Plot no. 328, block no. 10, Sunder Vihar, New Delhi -110087.	31.08.2026 (10 am to 12 noon) at Pearl Hall, Western Blu Inn Hotel, Shubham Enclave, Outer Ring Road, Paschim Vihar, New Delhi 110063.	31.08.2026 (2 pm to 4 pm) https://eauction.auctiontiger.net/EPROC/	Rs.12,89,00,000/- (Rupees Twelve Crore and Eighty Nine Lakh only)	Rs.1,28,90,000/- (Rupees One Crore Twenty Eight Lakh and Ninety Thousand only)

CONDITIONS OF SALE

Sale of the aforesaid property shall be subject to the terms and conditions mentioned in the relevant rules of Order XXI, CPC, including, but not limited to the following:

- 1 Auction (both physical auction and e-auction) of the aforesaid property will be on "AS IS WHERE IS AND AS IS WHAT IS BASIS". Auction is of

immovable property only and not of the movable property kept at the aforesaid property.

2 Bidders may peruse copy of title deed and conduct physical inspection of the aforesaid property with prior permission of Court Auctioneer from 17.08.2026 to 19.08.2026 between 10 am to 3 pm.

3 To participate in physical auction on 31.08.2026 between 10 am to 12 noon, bidders shall be required to register with the Court Auctioneer on 31.08.2026 by giving request letter with copy of their pan card, id proof (voter id card/ passport/aadhar card), address, contact number, email id for communication and EMD, i.e., Rs.1,28,90,000/-, by way of demand draft in favour of "Registrar General Delhi High Court".

4 No bidder shall be permitted to withdraw either their bid or their participation after the commencement of the auction proceedings (both physical & e-auction). In case of non-participation of bidder in the auction, the EMD shall be forfeited.

5 Difference between the two bids in the auction (both physical & e-auction) will not be less than Rs.5,00,000/-. Bid below the reserve price will not be accepted.

6 Court Auctioneer has right to demand documents from bidders for smooth process of auction (both physical & e-auction). In case the documents are not provided, Court Auctioneer may disqualify the bidder and EMD will be forfeited.

7 Bidders must bring laptop having Chrome Browser to the venue of the physical auction.

8 After conclusion of the physical auction, list of the two highest bidders shall be prepared and their EMD shall be retained by the Court Auctioneer, and EMD

of unsuccessful bidders shall be returned there & then.

9 Aforesaid two highest bidders shall then participate and compete in **e-auction**, starting with their highest bid amount quoted by them in the physical auction. E-auction will be conducted on the same day, i.e., 31.8.2026, and shall begin at 2 pm and continue till 4 pm, with automatic extension of 3 minutes each time if the bid is made in the last three minutes before the close of the e-auction. The aforesaid two highest bidders will be provided with the user id and password to participate in the e-auction at the spot through email by e-Procurement Technologies Limited (service provider for conducting e-auction).

10 To participate in e-auction, the prospective bidders shall submit with Court Auctioneer demand draft towards EMD, i.e., Rs.1,28,90,000/- in favour of "Registrar General Delhi High Court" along with the request letter, their pan card, id proof (voter id /passport/aadhar card), address, contact number and email-id, by 24.08.2026 till 5 pm at the following address-

VASUDHA BAJAJ

(Court Auctioneer)

F-8, (Lower Ground Floor), Green Park, New Delhi-110016

Mobile: 9999621225

11 Only bidders holding user id and password issued by e-Procurement Technologies Limited shall be eligible for participating in the e-auction process. For help and online training of e-auction process, bidders may contact Mr. Maulik, contact no. 9173528727.

12 Bidding in the last moment should be avoided by bidders in their own interest as neither the Court Auctioneer nor the service provider shall be responsible for any lapse/failure.

13 After conclusion of the e-auction, list of three highest bidders shall be prepared by the Court Auctioneer and EMD of the said three highest bidders shall be retained by the Court Auctioneer and the EMD deposited by unsuccessful bidders shall be returned, without interest, within 15 days from the date of e-auction.

14 Details of the three highest bidders shall be filed before Hon'ble High Court of Delhi. The highest bidder shall be declared, subject to the approval from Hon'ble High Court of Delhi. EMD of the other 2 highest bidders shall be returned, without interest, within 15 days from the date of declaration of highest bidder by Hon'ble High Court.

15 Upon declaration of the highest bidder, the highest bidder shall deposit with the Court Auctioneer 25% of the bid amount (after deducting the EMD already deposited) by way of demand draft in favour of "Registrar General Delhi High Court" on the day being declared as the highest bidder and in any case within three (3) working days therefrom.

16 The highest bidder shall deposit the balance bid amount (after deducting TDS and depositing the TDS with Income Tax Department) with the Court Auctioneer by way of demand draft in favour of the "Registrar General Delhi High Court" by or before **05.10.2026**.

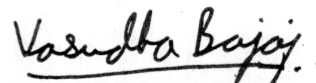
17 In the event of default by the highest bidder to deposit the bid amount within the time limit, the amount already deposited shall be forfeited, and the property will be offered to the second highest bidder and then to the third highest bidder, at the bid price quoted by the said bidder, the other terms of the deposits, etc, remaining the same. The defaulting bidder shall have no claims / rights over the property or the deposited amount.

18 Owners shall execute sale deed in favour of the buyer/successful bidder within 3 months from the date of full payment of bid amount to Court Auctioneer. All the costs and expenses, including stamp duty, registration & other legal expenses related to the execution of sale deed shall be borne by the successful bidder. Owners shall hand over vacant physical possession of the aforesaid property to buyer/successful bidder at the time of execution of the sale deed.

19 Sale in favour of the successful bidder shall become final after the approval by Hon'ble High Court of Delhi.

20 Information with respect to the aforesaid property has been stated to the best of Court Auctioneer's knowledge and she shall not be responsible for any error, misstatement or omission in the said particulars.

21 Proclamation of sale will be available on the website <https://www.auctiontiger.in/> & <https://eauction.auctiontiger.net/>.


VASUDHA BAJAJ

(Court Auctioneer)

vasudhabajajadvocate@gmail.com

Contact no: 9999621225