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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CONT.CAS(C) 829/2024 & CM APPL. 44739/2026**

AYUSH GAUR

.....Petitioner

Through: Ms. Ridhi Kapoor, Ms. Shivranjini
Sinha and Mr. Varun Parashar, Advs.
Mob: 9910457636
Email: kapoorridhi30@gmail.com

versus

SMT. BALESHWARI DEVI & ANR.

.....Respondents

Through: Mr. Vijay Kasana and Mr. Vaibhav
Sharma, Advs.

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
28.07.2026

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1. The application being *CM APPL. 44739/2026* has been filed by the petitioner seeking modification of the order dated 03rd February, 2026 passed by this Court.
2. Learned counsel appearing for the petitioner draws the attention of this Court to the order dated 03rd February, 2026 passed by this Court, wherein, it had been directed as follows:



CM APPL-64109/2025

1. This is an application filed by the applicant/petitioner under Order XL Rule 1 CPC seeking appointment of a Court Receiver for the purpose of filing appropriate application before the Noida Authorities on behalf of the respondents in order to affect transfer of rights in the concerned property in favour of the petitioner.

2. Learned counsel for the respondents concedes that the entire rights, title and interest in respect of the property, have flowed in favour of the petitioner herein.

3. In the circumstances, the respondents have no objection for appointment of a Receiver so that the title documents in favour of the petitioner can be duly executed and the petitioner's title is perfected before the Noida Authorities.

4. In the circumstances, at joint request, Ms. Radhika Bishwajit Dubey, Advocate is appointed as the Receiver for the purpose of filing appropriate application before the Noida Authorities, on behalf of the respondents, for effectuating transfer of property rights and execution of sale deed in favour of the petitioner.

5. The Receiver shall be paid a sum of Rs.2 Lakhs by the petitioner.

6. The application is disposed of in the above terms.

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7. List on 28.07.2026.

3. Learned counsel appearing for the petitioner submits that a Receiver has been appointed by this Court for the purpose of filing appropriate application before the Noida Authorities on behalf of the respondents for effectuating transfer of property rights and execution of a Sale Deed in favour of the petitioner.

4. It is submitted that by way of the aforesaid order dated 03rd February, 2026, the Receiver has been directed to approach the Noida Authorities for the purpose of filing the requisite application. However, as per the procedure, the matter would travel to the Sub-Registrar of Noida, and



thereafter, it would again be referred back to Noida Authority for mutation.

5. She, thus, submits that the Receiver, who has already been appointed by this Court, be also authorised for carrying out further procedure before the concerned Sub-Registrar, and thereafter before the Noida Authority.

6. The aforesaid clarification is accordingly granted and it is directed that the Receiver appointed by this Court *vide* order dated 03rd February, 2026 shall also be authorised to carry out further procedure before the Sub-Registrar, Noida and Noida Authority.

7. At this stage, learned counsel appearing for the petitioner submits that in view of the clarification given by this Court, the petitioner is satisfied.

8. Accordingly, noting the aforesaid, the present petition is disposed of.

MINI PUSHKARNA, J

JULY 28, 2026

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