



\$~43

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

+ **EX.P. 46/2021**

**KAMAKSHA KUMARI SINGH**

..... Decree Holder

Through: Ms. Vrinda Kapoor, Dr. Sarvam  
Ritam Khare, Mr. Akash Shukla, Mr.  
Vishal Vaid, Advs.

versus

**SH. MANISH CHOPRA**

..... Judgement Debtor

Through: Mr. Saurabh Seth, Ms. Neelam Deol,  
Mr. Tejasvi Chaudhry, Mr. Abhiroop  
Rathore, Advs.

**CORAM:**

**HON'BLE MR. JUSTICE JASMEET SINGH**

**ORDER**  
**07.02.2024**

%

1. This is an execution petition seeking execution of decree dated 01.10.2019, wherein the judgment-debtor was to pay Rs. 3.81 crores to the decree-holder for her 27% undivided share in property No. E-24, Anand Niketan, New Delhi.
2. The parties have arrived at a settlement.
3. The property No. E-24, Anand Niketan, New Delhi shall be sold by the judgment-debtor to M/s Jairaj Developers, LLP.
4. M/s Jairaj Developers, LLP has handed over 2 cheques bearing Nos. 004001 for Rs. 37,50,000/- dated 07.02.2024 drawn on Kotak Mahindra Bank and 004002 for Rs. 12,50,000/- dated 07.02.2024 drawn on Kotak Mahindra Bank.



5. The cheques on presentation shall be honoured.
6. Another sum of Rs. 50 lakhs shall be paid by M/s Jairaj Developers, LLP by 10.03.2024. The balance sum of Rs. 2,81,00,000/- shall be paid to the decree-holder on or before 15.05.2024.
7. In the meanwhile, the judgment-debtor shall pay another sum of Rs. 19 lakhs to the decree-holder. On payment of Rs. 4 crores as aforesaid, the decree-holder shall execute sale deed in favour of M/s Jairaj Developers, LLP or its nominee in respect of her 27% undivided share in property No. E-24, Anand Niketan, New Delhi.
8. In case the timelines are not adhered, the compromise recorded today will automatically come to an end and the parties shall be free to avail their legal rights.
9. The decree-holder will execute all necessary documents and provide necessary assistance for mutation of the property in favour of judgment-debtor/ M/s Jairaj Developers, LLP, their nominee after receipt of 3.81 crores.
10. The decree-holder shall pay a sum of Rs. 2 lakhs as a compromise formula towards arrears of property tax.
11. The entire amount of property tax due and payable against the property shall be borne and paid by the judgment-debtor.
12. M/s Jairaj Developers, LLP shall pay Rs. 1,81,00,000/- on or before 15.05.2024 and shall give photocopy of DD of the remaining amount ( Rs. 1,00,00,000/- less TDS) to the decree-holder.
13. The judgment-debtor shall also pay Rs. 17,00,000/- before 15.05.2024.
14. The decree-holder and judgment-debtor will present themselves



before the SDM concerned for registration of sale deed on 20.05.2024 at 10 AM.

15. The judgment-debtors are present in Court.

16. Binding the parties to the statements made by their counsels today, the execution petition is disposed of with liberty to approach in case of any clarification/difficulty.

**JASMEET SINGH, J**

**FEBRUARY 7, 2024/DM**

*Click here to check corrigendum, if any*