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

+ **CS(OS) 590/2018**

POONAM KAPUR

..... Plaintiff

Through: Mr. Mandeep Singh Vinaik, Adv.

versus

SAROJ CHOPRA AND ORS.

..... Defendant

Through: Ms. Suneet Kaur, Adv. for D-1 &
2 with D-2 in person

CORAM:

**JOINT REGISTRAR (JUDICIAL) SH. MANISH
SHARMA, (DHJS)**

ORDER

17.04.2025

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1. The present matter has been disposed of by the Hon'ble Court vide judgment dated 22/03/2024.
2. File is taken up on Office Note.
3. Registry has put up the matter with the following note:

Reference order dated 9.12.2024 passed by Joint Registrar (Judicial), valuation report of the subject property has been filed by the concerned SDM Civil Lines.

In this connection, it is submitted that:

- (i) *Vide order dated 22.3.2024, a preliminary decree has been passed in respect of suit property bearing No. 8, Sehgal Colony, Court Lane, Civil Lines, Delhi-110054, (built up as a residential house having Basement, Ground and First Floor with a Terrace in the main building and Ground, First and Second Floor in the Annex, on the plot of 700 sq. yds. declaring that the suit property is liable to be partitioned in the ratio as under:*

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Plaintiff	-	12.5%
Defendant No. 1	-	62.5%
Defendant No. 2 & 3	-	12.5% each

- (ii) Vide order dated 22.3.2024, the final decree of partition in respect of aforesaid property is also passed directing the said property is to be sold and the sale amount to be distributed in the ratios as defined in the preliminary decree of partition.
- (iii) Since a decree of partition shall have to be engrossed on the non-Judicial stamp papers as provided in Section 2(15) Article 45 of Indian Stamp Act, valuation report of the subject property/ies will be required to be furnish by the concerned Revenue Authorities.
- (iv) Now, valuation report in respect of aforesaid suit property has been filed by the SDM Civil Lines at Rs. 10,43,64,894/-.
- (v) On perusing the valuation report, it has been noticed that the total Plot Area as mentioned in the said valuation report is 541.23 (647.30 Sq. Yds), whereas the total area as mentioned in the plaint, as well as in the order dated 22.03.2024 is 700 Sq. Yards.

4. As per office note, valuation report has not been filed.
5. Mr. Sunny Dalal, Naib Tehsildar from the office of SDM, Civil Lines submits that he has brought the valuation report today and he seeks time to file the same.
6. Let valuation report be filed within two weeks with advance copy to the opposite side.
7. Re-notify the matter for further proceedings on **17th July, 2025.**

MANISH SHARMA, (DHJS)
JOINT REGISTRAR (JUDICIAL)

This is a digitally signed order.

APRIL 17, 2025/nk

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