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

+ EX.P. 47/2023 with EX.APPL.(OS) 247/2024, EX.APPL.(OS) 1972/2024, EX.APPL.(OS) 318/2025, EX.APPL.(OS) 913/2025, EX.APPL.(OS) 1400/2025 & EX.APPL.(OS) 1401/2025

MS SONIA MEHLAWATDecree Holder
Through: Mr. Naresh Thanai, Advocate

versus

SUNIL MEHLAWAT & ORS.Judgement Debtors
Through: Mr. Rishabh Kapur and Mr. Tanmay Gupta, Advocates for JD-1
Mr. Aashish Aggarwal and Mr. Kushal Gupta, Advocates for Buyer (BDR Buildtech Private Limited)

CORAM:
HON'BLE MR. JUSTICE AMIT BANSAL

ORDER
25.09.2025

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1. Pursuant to the order passed by this Court on 19th August, 2025, the sale deed has been executed in favour of the purchaser and the vacant possession of the subject property has also been handed over to the purchaser.
2. Counsel for the parties submit that the sale consideration has been duly paid to them by the purchaser and the requisite amount of TDS shall be deposited on or before the due date of 7th October, 2025.
3. In so far as the judgment debtor no.2 is concerned, since he is unrepresented and the remaining parties as well as the purchaser of the

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subject property do not have his PAN card details, TDS cannot be deposited with the Income Tax Department.

4. Hence, the TDS amount of Rs. 1,38,28,750/- shall be deposited by the purchaser with the Registry of this Court on or before 7th October, 2025.
5. The aforesaid amount shall be kept in an interest-bearing account.
6. Upon the PAN card details of the judgment debtor no.2 being available, the liberty is given to the purchaser to withdraw the aforesaid amount from the Registry of this Court, along with accrued interest, and deposit the same with the Income Tax Department.
7. The petition stands disposed of with the aforesaid directions.
8. All pending applications stand disposed of.

AMIT BANSAL, J

SEPTEMBER 25, 2025
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