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

+ CS(OS) 618/2022 with CCP(O) 18/2023, I.A. 7981/2023, CCP(O) 33/2024, I.A. 2974/2024, I.A. 36063/2024, I.A. 10833/2025, I.A. 20463/2025, I.A. 20476/2025, I.A. 20490/2025 & I.A. 26337/2025

SATYA BHUSHAN JAIN

.....Plaintiff

Through: Mr. Sahil Munjal and Ms. Rhea Gandhi, Advocates along with plaintiff in person.

versus

PUNEET JAIN & ORS.

.....Defendants

Through: Mr. Arjun Anand, Ms. Isha Shukla, Advocates for D-1 & D-2.
Mr. Kumar Kshitij and Mr. Sahil Munjal, Advocates for D-3.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

18.11.2025

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1. This present suit involves a dispute between the plaintiff-father (Mr. Satya Bhushan Jain) and defendants-children (two sons – Mr. Puneet Jain and Mr. Vikas Jain and a daughter – Mrs. Abhilasha Agarwal) in respect of the property bearing no. 68, Veer Nagar (Jain Colony), New Delhi-110007 (hereinafter 'suit property').
2. The plaintiff is over 85 years old.
3. As per the order dated 10th October, 2022, *status quo* was directed in respect of title and possession of the suit property.
4. A preliminary decree was passed in the suit on 11th March, 2024



directing that the plaintiff and the defendants are each entitled to 1/4th share in the suit property.

5. The preliminary decree was challenged by the defendants no.1 and 2 before the Division Bench by way of an appeal being RFA (OS) 16/2024. The said appeal was dismissed by the Division Bench *vide* order dated 25th September, 2024. The Special Leave Petition filed against the said order was also dismissed on 2nd January, 2025.

6. *Vide* order dated 26th November, 2024, this Court allowed private sale of the suit property to be completed within three months, failing which the Court Auctioneer was directed to proceed with public auction of the suit property through the process of proclamation.

7. In the order passed by this Court on 7th August, 2025, it was noted that no third-party bids were received in the auction of the suit property and the only two bidders were the plaintiff and the defendant no.1. Accordingly, the Court directed a fresh *inter-se* bidding between the parties.

8. In the order dated 1st September, 2025, this Court noted that the plaintiff was the successful bidder with a bid amount of Rs.11.26 crores. The plaintiff deposited 50% of the bid amount, *i.e.*, Rs.5.63 crores before the Court. Accordingly, the bid of the plaintiff was approved.

9. On the same date, the Registry was directed to refund the amount of Rs.2 crores deposited by the defendant no.1 along with accrued interest towards the bid amount. Further, time was granted to the defendants to vacate the suit property till 15th November, 2025.

10. Subsequently, *vide* order dated 14th November, 2025, the Registry was directed to release the amount of Rs.5.63 crores deposited by the plaintiff along with up-to-date interest in favour of the defendants no.1 and 2.



11. Today, the defendants have handed over the keys of the suit property to the plaintiff and the defendants no.3, who are present in Court in person.
12. Accordingly, it is directed that the defendants no.1 and 2 shall execute a sale deed in respect of their 50% share in the suit property in favour of the plaintiff and shall cooperate with the plaintiff to get the sale deed registered.
13. Needless to state, all expenses towards execution of the sale deed, including stamp duty, shall be paid by the plaintiff.
14. In view of the above, a final decree of partition is passed in the suit in the aforesaid terms.
15. The order passed today shall form part of the decree.
16. The Registry shall pass the decree in an expeditious manner.

AMIT BANSAL, J

NOVEMBER 18, 2025

Vivek/-