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

+ **CONT.CAS(C) 1866/2024**

**MITSUBISHI CORPORATION
INDIA PRIVATE LIMITED**

.....Petitioner

Through: Mr. Ketan Gaur, Mr. Neil Chatterjee,
Mr. Abhinav Srivastav, Mr. Vikas
Rathi, Advs.

versus

PANCHSHEEL BUILDTECH PRIVATE LIMITED.....Respondent

Through: Mr. Rajesh Kumar, Mr. Yash Narain,
Advs. for R-1/SHO.
Mr. Anshu Davar, Mr. Sparsh
Karnwal, Advs.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER
26.11.2025

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1. This hearing has been done through hybrid mode.
2. The matter has been taken up today as 25.11.2025 was declared a holiday on account of Guru Teg Bahadur's Martyrdom Day.
3. The present petition under Article 215 of the Constitution of India, 1950 read with Section 12 of the Contempt of Courts Act, 1971 and Section 151 of the CPC seeks the following prayers: -

- a) Direct Panchsheel Buildtech Private Limited, i.e., the Contemnor / Respondent to effectuate transfer of the Panchsheel Greens Property in accordance with the Settlement Agreement in favour of the Petitioner by accepting payment of the requisite pending dues directly from the Petitioner;
- b) Pass an order initiating contempt proceeding against Panchsheel Buildtech Private Limited for willful disobedience of the orders



dated 18.03.2024, 12.07.2024 and 24.07.2024 passed by this Hon'ble Court;

c) Issue appropriate directions to punish the Contemnor for committing contempt of this Hon'ble Court for its willful non-compliance, disobedience of and interfering with the implementation of the orders dated 18.03.2024, 12.07.2024 and 24.07.2024 passed by this Hon'ble Court;

d) Pass such other order, direction as the Hon'ble Court may deem fit in facts and circumstances of the present case.”

4. *Vide* order dated 12.07.2024 in EX.P. 51/2023, the learned Single Judge of this Court passed the following directions: -

“3. Accordingly, it is directed that the Decree Holder shall, along with the Judgment Debtor Nos.1 and 2, visit the office of the builder/developer to carry out the necessary transfer. The builder/developer is directed to affect the same in accordance with law.”

5. Learned counsel appearing on behalf of the respondent along with Ms. Arti Rai, AGM, CRM of the respondent company (through VC) submits that subject to the payment of Rs. 4,74,322/-, necessary documents with respect to the transfer of property in favour of the petitioner will be executed in accordance with law.

6. Learned counsel for the petitioner has handed over to the learned counsel for the respondent a Demand Draft bearing no. 091293 dated 31.10.2025 for the aforesaid amount drawn on MUFG Bank, Ltd., 5th Floor, Worldmark 2, Asset 8, Aerocity, New Delhi. Learned counsel appearing on behalf of the respondent acknowledges the same.

7. Ms. Arti Rai, AGM, CRM of the respondent company, who appears through video conferencing submits that since the Demand Draft has been



handed over, the necessary documents for registration in favour of the petitioner will be completed and the possession of the flat will be handed over to the petitioner within a period of 60 days. This undertaking on behalf of the respondent is taken on record.

8. In view of the aforesaid, the present petition is disposed of with liberty to revive the same, in case of non-compliance of the aforesaid undertaking by the respondent.

AMIT SHARMA, J

NOVEMBER 26, 2025/kr/sg