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

+ **EFA(OS) 22/2017**

DWIPANJALI ROY

.....Appellant

Through: Mr. Sarbajit Roy, legal heir of
Appellant in person.
Mr. Ashish Dholakia, Senior
Advocate with Mr. Sambit
Nanda, Mr. Sumit Singh, Mr.
Abhilash Tripathy and Ms.
Sanskrti Bansal, Advocates for
applicant in CM APPL.
5866/2026.

versus

DR. BISWAJIT CHAUDHURI & ORS

.....Respondents

Through: Mr. Vishal Bakshi, Advocate
for R-1b/Sameer Chaudhuri.
Mr. S.S.Jauhar, Advocate for
legal heir of R-1/Dr. Rehyan
Chaudhuri.
Mr. Tanoodbhav Singhdev and
Mr. Maulik Khurana,
Advocates for R-2.
Mr. Shiven Khurana, Advocate
for R-3.

CORAM:

HON'BLE MR. JUSTICE ANIL KSHETARPAL

HON'BLE MR. JUSTICE AMIT MAHAJAN

ORDER

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28.01.2026

**CM APPL. 5866/2026 [seeking appropriate directions for the
implementation of the order dated 21.11.2025]**

1. This application has been filed in the Appeal bearing EFA(OS)
No. 22/2017, which was disposed of *vide* order dated 22.12.2025,
seeking implementation of the agreed terms for the purchase of the



property bearing No. 1/16, Shanti Niketan, New Delhi – 110021 (“**Subject Property**”) by the Applicant in terms of the order dated 21.11.2025.

2. In fact, on 21.11.2025 *inter se* bidding was conducted and the highest bid submitted by the Applicant at ₹137 crores for purchase of the subject property was accepted.

3. After lengthy deliberation, the parties have come to a consensus. They have handed over a proposed terms for sale of the subject property bearing no. 1/16, Shanti Niketan, New Delhi, with the following agreed terms: -

“ Proposed Terms for sale of 1/16, Shanti Niketan, New Delhi

1. The Applicant will deposit the share of consideration of Respondent No. 3 (excluding TDS) by Demand drafts in favour of the registrar of this Hon'ble Court by tomorrow, i.e. 29.01.2026.
2. Respondent No. 3 shall deposit the key with absolute vacant possession with the Registrar of this Hon'ble High Court by tomorrow, i.e. 29.01.2026.
3. In case either party rescinds, remedies will be available to the parties in accordance with law, including costs and damages.
4. The draft of the sale deed as annexed with the Application, barring typographical errors, are final.
5. The sale deed is to be registered on 02.02.2026 or otherwise latest on 04.02.2026.
6. Upon the execution and registration of the sale deed in favour of the Purchasers, the Applicant will be at liberty to apply for and obtain the keys for the subject property from this Hon'ble Court, and the non-applicants / sellers will be at liberty to apply for and obtain the consideration for their share deposited before the Hon'ble Court.”

4. The Applicant i.e., the highest bidder has agreed that he will deposit the TDS amount within a period of two days from the date of registration of the sale deed and handover the challan to the vendors.

5. Keeping in view the aforesaid facts, the learned Registrar General of this Court is directed to accept the demand draft(s) which the Applicant has promised to deposit by tomorrow i.e., 29.01.2026.



6. Respondent No. 3 shall also deposit the keys of the subject property with the learned Registrar General of this Court by 29.01.2026. The moment the demand draft(s) are encashed, the Respondents will execute the sale deeds as agreed.
7. The parties shall remain bound by the terms which have already been extracted above.
8. Mr. Jauhar, learned counsel representing Dr. Reyhan Chaudhuri, who is daughter of Respondent No. 1/Mr. Biswajit Chaudhuri, has made a submission that the Appeal could not have been disposed of. As and when an application to that effect is filed, the same shall be examined.
9. Accordingly, the present application stands disposed of.

ANIL KSHETARPAL, J

AMIT MAHAJAN, J

JANUARY 28, 2026

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