

CR-4369-2025(O&M) 1

2026:PHHC:017460



IN THE HIGH COURT OF PUNJAB & HARYANA AT
CHANDIGARH

CR-4369-2025(O&M)
Date of decision : 05.02.2026

Shashi Taneja and others

... Petitioners

Versus

Dharam Chand Mittal

... Respondents

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr.Amar Vivek, Advocate and
Ms.Sanchi Bindra, Advocate
for the petitioners.

Respondent in person.

VIKAS BAHL, J.(ORAL)

1. This is a Civil Revision Petition filed under Article 227 of the Constitution of India for setting aside the impugned order dated 16.05.2025 (Annexure P-1), order dated 18.07.2022 (Annexure P-2) and order dated 19.03.2021 (Annexure P-3) and order dated 05.03.2021 (Annexure P-4) as well as various other proceedings and the orders including order dated 20.05.2025 (Annexure P-5) respectively passed by the trial Court, vide which the suit property has been ordered to be sold.

2. During the course of arguments, a very fair stand has been taken on behalf of the petitioners as well as the respondent and on the basis of consensus, the present revision petition is disposed of with the following



directions / observations:-

- i) The petitioners would make an endeavour to find a buyer for the purchase of the entire property in question for Rs.10.5 crores or more. The period for the same would be 4 weeks from today i.e., upto 05.03.2026. In case the buyer is found, then, the sale consideration would be divided between the petitioners (together) and the respondent to the extent of 50% each and the sale deed would be jointly executed and the possession would be given to the said buyer within a period of 30 days of the confirmation of sale.
- ii) In case the petitioners are not able to find a buyer for the abovesaid value on or before 05.03.2026, then, the property in question would be auctioned. It has been mutually agreed that the reserve price for the said property in the auction should be kept at Rs.10.5 crores.
- iii) In order to conduct the auction properly, the publication would be done with respect to the said auction in two newspapers having circulation in Chandigarh.
- iv) The auction would be conducted by the Tehsildar, Chandigarh to be nominated by the Executing Court.
- v) The expenses regarding the said publication and the auction would initially be met by the petitioners and the respondent in the proportion of 50-50.

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vi) In case the auction is successful, then, the sale consideration would be divided between the petitioners (together) and the respondent in the proportions mentioned under direction no.(i) and the petitioners as well as the respondent would be duty bound to hand over the possession to the said auction purchaser within a period of 30 days from the date of confirmation of said sale.

vii) In case the auction fails, then, the 50% expenses incurred by the respondent would be reimbursed by the petitioners to the respondent within a period of two weeks from the date of auction and the property would be auctioned again on the reserve price and on the terms and conditions that would be detailed by the Executing Court on an application moved by both / either of the parties.

viii) The parties through their counsel will appear before the Executing Court on 05.03.2026 and inform the Court of the present order and the consensus arrived at between the parties so that due compliance can be made of the present order.

ix) The conditions of participating in the auction would be detailed in the newspapers also, which would include deposit of the 10% of the amount of the reserve price by the bidders by way of demand draft in the name of the Court before participating in the auction.

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x) The successful bidder would be required to deposit the balance amount so as to constitute 25% of the bid money within a period of 2 days from the date of auction. The balance amount of bid money would be deposited by the successful bidder within a period of 15 days from the date of auction.

(VIKAS BAHL)
JUDGE

February 05, 2026.
Davinder Kumar

Whether speaking / reasoned	Yes/No
Whether reportable	Yes/No