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

+ W.P.(C) 15808/2025 and CM APPL. 64756/2025, CM APPL. 79123/2025

UNION BANK OF INDIA

.....Petitioner

Through: Mr. Madhav Khurana, Sr. Adv with
Mr. Talib Khan & Ms.Asees Kaur,
Advocates.

versus

DIRECTORATE OF ENFORCEMENT

.....Respondent

Through: Mr. Rahul Tyagi, Standing Counsel
for ED with Mr Sangeet Sibou Mr
Aniket Kumar Singh and Mr Priyansh
Raj Singh Senger, Advocates.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

% **09.04.2026**

1. The Court *vide* Order dated 16.10.2025 noted that two of the properties out of three properties which are subject matter of the petition stood attached.
2. However, with respect to the third property, the Court wanted some clarity and directed the respondent to place on record affidavit indicating the correct factual position.
3. Mr. Rahul Tyagi, learned counsel for the Directorate of Enforcement submits that the status report has been presented and as per the same, the



third property mentioned at Serial No. 1 (hereinafter ‘**the property in question**’) of the table in paragraph no. 8 therein, is found to have been attached under by PAO/01/2020 dated 08.01.2020 and has been confirmed by the Adjudicating Authority. The paragraph no. 8 of the affidavit is extracted as under:

“8. That the current status of the subject properties of the captioned petition is detailed below.

S. No.	Property Details	Attached by PAO/01/2020 dated 08.01.2020	Confirmed by Ld. AA
1	Commercial Land measuring 24 Kanai 7 Marla in Khewat/Khata No. 35/40, Rect No. 46, Kila No. 4(8-0), 7 (8-0), 8/1 (4-7), l 4min north (4-0), situated at Village Baselwa, Teh & Distt Faridabad in the name of M/s SRS Retreat Services Ltd.	YES	YES
2	Commercial Land measuring 4 Kanal 1 Marla in Rect No. 134, Kila No. 9/3(2-10), 8(8- 0), 10/ 1(6-5), 9/2(2-10), 9/1 (3-0), Kila No. 5 situated at village Prithla, Delhi-Agra Road, Distt. Palwal, Haryana in the name of M/s SRS Retreat Services Ltd .	NO	NA
3	Commercial Land measuring 11 Kanal 10 Marla in Khewat No. 84/99, Reel No. 46, Kila No. 4(8-0) situated at village Basewala, Faridabad Haryana in in the name of M/s SRS Retreat Services Ltd.	NO	NA

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4. The Court, however, finds that there is no contemporaneous record which would justify that this very property was the subject matter of the PAO/01/2020 dated 08.01.2020 or is the subject matter of the original complaint filed before the Court of competent jurisdiction.

5. However, instead of dealing with the aforesaid issue any more, it would be appropriate to direct for the joint meeting of the petitioner’s representatives and the officials of the ED to examine the correct factual



position and to take necessary action in accordance with law.

6. It be noted that if the property in question (as mentioned at serial no. 1 of table in paragraph no. 8 of the affidavit) is not found to have been attached, the necessary consequence shall follow. Else, the petitioner will have to undertake the necessary remedy in accordance with law.

7. Accordingly, leaving all questions open, at this stage, the petition, along with pending applications, stands disposed of.

PURUSHAINDRA KUMAR KAURAV, J

APRIL 9, 2026

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