



**120 IN THE HIGH COURT OF PUNJAB AND HARYANA  
AT CHANDIGARH**

**CR-3398-2023**

**Date of decision : 02.04.2025**

**Smt. Kulwinder Kaur**

**...Petitioner**

**Vs.**

**Smt. Mansimranjit Kaur and another**

**...Respondents**

**CORAM:- HON'BLE MR. JUSTICE ANIL KSHETARPAL**

Present: Mr. Atul Jain, Advocate  
for the petitioner.

None for the respondents.

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**ANIL KSHETARPAL, J. (Oral)**

1. The petitioner herein is holder of a decree for recovery of earnest money while declining relief of specific performance of the agreement to sell.

2. She filed an execution petition, in which, the property was attached. Subsequently, the Punjab National Bank filed an objection petition for releasing the property from attachment on the ground that the property is already mortgaged with them in the year 2010 while taking loan. The Executing Court found that the property is already mortgaged with the Bank, hence, ordered release from attachment.

3. Learned counsel representing the petitioner contends that the aforesaid mortgage was not reflected in the revenue record, hence, it shall not be binding on the petitioner.

4. This Court has considered the submission made by the learned counsel representing the petitioner.



5. The mortgage of the property in favour of Nationalized Bank has been proved by producing documents. Failure of the Revenue Authorities to enter the same in the revenue record would not take away the rights of the mortgagee.

6. Keeping in view the aforesaid facts, no ground to interfere is made out.

7. Hence, the revision petition is dismissed.

**02.04.2025**

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**(ANIL KSHETARPAL)**  
**JUDGE**

Whether speaking/reasoned :	Yes	No
Whether Reportable :	Yes	No