

**CS DJ No. 175/2026**

**Neelam Sharma & Anr. vs Ram Bilas Swammi**

**20.04.2026**

Present: Sh. Umang Mahindra and Sh.Akshit Navaney, Ld.  
Counsels for plaintiff with plaintiffs in person.  
Sh. Arvind Kumar, Ms.Sneha Upadhyay, Sh. Rahul  
Gupta and Ms.Rakshika Sharma, Ld. Counsels for  
defendant.

Despite the specific order, defendant Ram Bilas has  
not appeared in person.

The plaintiffs have sought interim injunction by way  
of application under Order 39 Rule 1 and 2 CPC read with  
Section 151 CPC with respect to creating third party interest in  
respect of suit property i.e. 2<sup>nd</sup> Floor, property no.211,  
Vivekanand Puri, Delhi-110007.

The claim of the plaintiffs is based on the  
agreement to sell dated 13.02.2023 whereby defendant agreed to  
sell the second floor to the plaintiffs for a total sale consideration  
of Rs.1,86,00,000/-, out of which Rs.10,00,000/- was paid as  
earnest money by the plaintiffs. The suit property was mortgaged  
with HDFC Bank and after the clearance of loan by the defendant  
and by furnishing No-Objection Certification (NOC), the sale  
deed was to be executed. According to the plaintiffs, defendant  
has avoided to clear the loan and to obtain NOC and avoided  
performance of contractual obligations.

The suit was filed on 25.02.2026, summons were issued and served upon the defendants and appearance was put by the defendant on 11.03.2026.

Now, it has been submitted on behalf of defendant that he has already sold the property in question by way of executing sale deed in favour of Dev Raj Aggarwal.

The sale deed, however, has not been placed on record, although pre-registration summary is placed on record.

On behalf of plaintiffs, copy of communication is placed on record whereby Sub-Registrar was informed about pendency of the present matter on 05.03.2026.

From the above facts and circumstances, it is clear that defendant in order to frustrate the present suit and in order to defeat the claim of the plaintiffs, has attempted to execute sale deed with respect to the suit property. In order to protect the interest of the plaintiffs, let the status-quo as on date be maintained by both the sides with respect to the suit property. Meanwhile, court notice be issued to Sub-Registrar-I, Kashmere Gate, Central to appear before this court to explain about registration of sale deed.

Defendant Ram Bilas is also directed to appear in person failing which coercive process may be issued.

Put up for further proceedings on 28.04.2026.

**(Anju Bajaj Chandna)**  
Principal District & Sessions Judge (Central)  
**Delhi/20.04.2026**