

CS 133/21
SHIV SHANKAR VERMA
Vs.
ANIL MEHTO ORS

17.07.2025

Present : Mr. Rajeev Kumar Rai, Ld. Counsel for plaintiff
along-with the plaintiff.
Mr. G.R. Verma, Mr. Deepak Grover and Ms. Pinky,
Ld. Counsel for defendant no.2.
None for defendant nos.1 and 3.
Right of defendant no.3 to file WS already closed
vide order dated 12.07.2023.
Right of defendant no.1 to file WS already closed
vide order dated 28.04.2025.

Previous cost of Rs.2,000/- paid by Ld. Counsel for
defendant no.2 to Ld. Counsel for plaintiff today.

Affidavit of admission-denial of documents already
filed on behalf of defendant no.2 on 07.05.2025. The same is
taken on record. Copy supplied.

Pleadings stated to be completed. From the
pleadings of the parties, following issues are hereby framed:-

- 1) Whether the plaintiff is entitled for a decree of
possession in respect of First and Second Floor of
the suit property bearing no.B-272, Gali no.2, Rajbir
Colony, Gharoli Extension, Delhi-110096, as prayed
for? OPP

2) Whether the plaintiff is entitled for a decree of recovery of Rs.4,80,000/- on account of rent of First Floor of suit property bearing no.B-272, Gali no.2, Rajbir Colony, Gharoli Extension, Delhi-110096, if yes, whether the plaintiff is entitled for any interest, if so, at what rate and for what period as prayed for? OPP

3) Whether the plaintiff is entitled for a decree of mandatory injunction against defendants thereby directing them to remove their vehicles illegally parked at Ground Floor of suit property bearing no.B-272, Gali no.2, Rajbir Colony, Gharoli Extension, Delhi-110096, as prayed for? OPP

4) Whether the plaintiff is entitled for a decree of permanent injunction thereby restraining the defendants from creating any hindrance in peaceful possession of plaintiff on Third Floor with roof right of suit property bearing no.B-272, Gali no.2, Rajbir Colony, Gharoli Extension, Delhi-110096, as prayed for? OPP

5) Whether the plaintiff is entitled for decree of declaration thereby declaring document i.e. GPA dated 01.05.2018 in respect of the suit property executed in favour of defendant no.2 as null and void, as prayed for? OPP

6) Whether there is no cause of action in favour of plaintiff to file the present suit and suit of the plaintiff is liable to be rejected u/O VII Rule 11 CPC? OPD2

7) Whether the plaintiff has forged the title documents in respect of the suit property i.e. GPA,

agreement to sell, affidavit, receipt, will deed, possession letter dated 23.06.2016; GPA, agreement to sell, affidavit, receipt, will deed, possession letter dated 20.06.2011; GPA, agreement to sell, affidavit, receipt, will deed, possession letter dated 01.08.2008; copy of GPA, will dated 25.02.2004; GPA, agreement to sell, affidavit, receipt, will deed, possession letter dated 29.04.1998 and GPA, agreement to sell, receipt dated 10.07.1986? OPD2

8) Whether the plaintiff has not affixed the proper Court Fee on the plaint? OPD2

9) Whether the suit filed by the plaintiff is barred under the provisions of Specific Relief Act? OPD2

10) Whether the plaintiff has no locus standi to file the present suit against the defendant no.2? OPD2

11) Relief.

No other issue arises or pressed for.

Put up for PE on 13.11.2025. Let list of witnesses be filed within stipulated period and affidavits of all plaintiff's witnesses be filed within four weeks from today with advance copy to Ld. Counsel for defendant no.2.

(Hem Singh)
District Judge-01
(East)/KKD/Delhi/17.07.2025