

T. P. C. No. 12/2026

Leela Devi @ Kaushalya Devi Vs. Sadan Batra & Ors.

20.07.2026

Present : Mr. Avtar Singh, Ld. Counsel for the petitioner.
Mr. Gaurav Saini, proxy counsel for Mr. Ruchir Batra,
Ld. Counsel for respondents no. 1 and 3 (through VC).
None for respondent no. 2.

Respondent no. 4 is stated to be proforma respondent.

On the last date i.e. 13.05.2026, the counsel for petitioner has submitted that respondent no. 2 was appearing through counsel in a case bearing CS DJ No. 100/2022 in the court of Ms. Richa Gusain Solanki, learned DJ-07, South-East and that respondent no. 2 be served before that court. That request was allowed and notice was issued. To show that said notice was served in that court, the counsel for petitioner has placed on record order dated 23.05.2026 in which the respondent no. 2 herein is defendant no. 1. It is mentioned in para no. 3 of that order that the counsel for defendant no. 1 was apprised about the present case. So, service of respondent no. 2 in that court is complete. Despite service, no one is appearing for him.

The counsel for petitioner submitted that regarding property No. C-63, DDA Flats, Kalkaji, New Delhi, he has filed a suit for possession in 2017 which is pending in the court of Ms. Neha, learned DJ-06, South-East. In that case, the defendants are Mr. Sumit Batra, Mr. Sadan Batra and Mr. Kuldeep Sharma. The co-plaintiffs are the LRs of her real sister. He further submitted that another case filed by defendant Mr. Sadan Batra against another defendant Mr. Kuldeep Sharma for recovery of some amount is pending in the court of Ms. Richa Gusain Solanki, learned DJ-07, South-East. His case there is

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that he had taken some amount from Mr. Kuldeep Sharma against the security of property no. C-63, DDA Flats, Kalkaji, New Delhi. The property is common in both the cases. He has apprehension that the defendants of his case, by fighting with each other in another court, may be able to get some decree against the suit property of his case.

The above facts have not been disputed by the counsel for respondents no. 1 and 3. No one appeared for defendant no. 4 despite service.

The first case is for suit for possession and the second case is for suit for recovery. In both cases, property is common i.e. C-63, DDA Flats, Kalkaji, New Delhi. Taking into account all these facts and circumstances, the application is allowed and the case bearing **CS DJ No. 1118/2017** pending in the court of Ms. Neha, learned DJ-06, South-East is withdrawn from her court and is transferred to the court of Ms. Richa Gusain Solanki, learned DJ-07, South-East, Saket Courts, New Delhi for proceeding further in accordance with law.

The connected case is stated to be pending for 22.08.2026. So, parties are directed to appear before the court of Ms. Richa Gusain Solanki, learned DJ-07, South-East, Saket Courts, New Delhi on **22.08.2026**.

A copy of this order be sent to learned concerned courts for information and compliance.

Transfer file be consigned to record room after necessary compliance.

(UMED SINGH)
Principal District & Sessions Judge
South East District, Saket Courts,
New Delhi. 20.07.2026 (ar)