

6 CS 154/22

MEENAKSHI Vs. VIKAS SHARMA AND ORS

15.07.2025
AT 10:28 AM

Present: Sh. Pankaj Paliwal, Ld. Counsel for plaintiff
Sh. Nishant Sharma, Ld. Counsel for D-1
Sh. Manjeet Singh, Ld. Counsel for D-2 and D-3
along with D-3 in person

Ld. Counsel for plaintiff on instructions submits that plaintiff does not wish to file replication to the WS of D-2.

Plaintiff, D-2 and D-3 have not filed their affidavits of admission and denial of documents till date despite directions.

Plaintiff and D-2 are not present today.

Under the circumstances, admission and denial of documents cannot be conducted.

Pleadings of the parties are completed. From the pleadings of the parties, following issues are framed :

- 1. Whether on 24.12.2019 defendant No.1 in connivance with D-2 has obtained signatures of plaintiff on the Sale Deed dated 23.12.2019 by misrepresentation, without payment of a valid sale consideration and fraudulently describing it as Special Power of Attorney, as claimed? OPP**
- 2. Whether D-1 in connivance with D-2 has obtained signatures of plaintiff on the Sale Deed dated 09.01.2020 as witness by misrepresentation and by playing fraud, as claimed? OPP**

3. Whether in the month of January, 2021 plaintiff has handed over physical possession of the suit property to D-3 on the misrepresentation of D-1 and D-2 describing that the suit property has been let out to D-3 for a monthly rent of Rs.50,000/- for a period of 11 months starting from February, 2021 till December, 2021, as claimed? OPP
4. Whether plaintiff is entitled for decree of cancellation/annulment of Sale Deed dated 23.12.2019 (registered on 24.12.2019) being obtained by fraud, as prayed? OPP
5. Whether plaintiff is entitled for decree of declaration for declaring the Sale Deed dated 09.01.2020 (registered on 13.01.2020) and Sale Deed dated 26.02.2021 as null and void, as prayed? OPP
6. Whether plaintiff is entitled for decree of possession against defendants in respect to suit property, as prayed? OPP
7. Whether plaintiff is entitled for decree of permanent injunction against defendants in respect to suit property, as prayed? OPP
8. Whether plaintiff has not approached this Court with clean hands and has suppressed material facts, as claimed? If so, what would be its consequences? OPDs 2 and 3
9. Whether plaintiff in hand in gloves with D-1 has filed the present suit, as claimed? If so, what would be its consequences? OPDs 2 and 3

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10. **Whether plaintiff has not paid requisite court fees on the
plaint as per the reliefs claimed? OPP**
11. **Relief.**

No other issue arises or is pressed by the parties, at this stage. The parties are directed to file list of witnesses within 15 days from today.

The plaintiff is directed to file evidence by way of affidavit of the plaintiff's witnesses within 30 days, with an advance copy to the opposite side, at least seven days prior to the next date of hearing.

Put up for P.E. on 16.10.2025.

Date is given as per the convenience of the parties.

(Deepanker Mohan)
District Judge-04
Shahdara District/KKD Courts/Delhi
15.07.2025