

22.06.2026

Present : Sh. Ramapati Tiwari, Ld Counsel for plaintiff through VC.
Defendants already ex parte.

Vide separate judgment of even date, announced in open court, the suit of the plaintiff stands decreed with the following reliefs :

- (1) A preliminary decree of partition is passed with regard to the suit property i.e. H. No. A-1/19, Welcome, Seelampur, Delhi – 110053 measuring about 25 sq yds.
- (2) A decree for possession of the plaintiff's portion / room on the ground floor of the suit property i.e. H. No. A-1/19, Welcome, Seelampur, Delhi – 110053 measuring about 25 sq yds is passed in favour of the plaintiff and against the defendants.
- (3) The prayers of plaintiff seeking permanent injunction and mandatory injunctions stand dismissed.

Plaintiff and defendants are entitled for division of their shares of the suit property i.e. H. No. A-1/19, Welcome, Seelampur, Delhi – 110053 measuring about 25 sq yds by metes and bounds for effecting such division in accordance with the provisions of Order 20 Rule 18(2) CPC. In view of the Order 20 Rule 18(2) CPC, this Court has power and jurisdiction to take all such measures as are necessary, in the wake of preliminary decree (which has declared the rights) for effecting partition and to pass 'further directions' in this regard including the issuance of Commission with an intent to make the partition and

separation, if the parties are not agreeing to partition of property by metes and bounds.

In case the situation is that there is no possibility of division of suit property by metes and bounds, further directions for sale of the property and distribution of the proceeds would be resorted to in pursuance of 'further directions' as in Order 20 Rule 18(2) CPC.

Let a preliminary decree sheet be prepared.

Put up for compliance on **24.08.2026**.

(VIPIN KHARB)
District Judge-03/Shahdara
KKD Courts, Delhi
22.06.2026