

10 CS DJ ADJ 369/25 RAJIV GOEL Vs. SHASHI BALA

29.11.2025

Present: Sh. Hemraj Singh, Ld. Counsel for plaintiff along with plaintiff no. 2.
Sh. Sanyam Rastogi, Ld. Counsel for defendant no. 1.
Sh. Parminder Singh, Ld. Counsel for defendant no. 2 to 4.

Replication filed qua the WS of defendant no. 1. Copy served.

Pleadings stands complete.

No documents filed on behalf of the defendants hence, admission /denial of documents is not requisite.

Affidavit of admission/denial of documents already filed on behalf of the defendants.

In view thereof, **admitted documents by defendants are now exhibited Ex.P1 to P5.**

Admission /denial of documents stands complete.

At this stage, Ld. Counsel for plaintiff submits that, plaintiff no. 2 may be deleted from the array of the parties. Heard.

Since, plaintiff is the *dominus litus* in the civil proceedings, **plaintiff no. 2 is hereby deleted from the array of parties. Plaintiff is directed to file amended memo of parties.**

According to pleadings between the parties, following issues are framed:

- i. *Whether present suit is liable to be dismissed being lack of cause of action? OPDs*
- ii. *Whether plaintiff is entitled for decree of declaration qua sale deed dt. 30.10.2024, Registration No. 2024/25/129519 in Book No. 1, Volume No. 12993, on page 135 to 154 executed by defendant no. 1 in favour*

- of defendant no. 2, 3 and 4 as null and void ab initio and not binding upon plaintiff? **OPP.***
- iii. *Whether plaintiff is entitled for decree of permanent injunction as prayed for? **OPP.***
- iv. *Whether plaintiff is entitled for decree of mandatory injunction as prayed for? **OPP.***
- v. *Whether plaintiff is entitled for the cost of the suit? **OPP.***
- vi. *Relief.*

No other issue arises or pressed for.

List of witnesses be filed by both the parties within 15 days. Evidence by way of affidavit of the PWs be filed 15 days prior to next date of hearing with advance copy to other side.

At this stage, Ld. Counsel for plaintiff submits that, he has only one witness to be examined while defendant no. 1 submits that, he has only two witnesses to be examined hence, schedule may be fixed for conclusion of entire evidence. Heard.

In view thereof, following schedule is fixed as per convenience of the parties.

| Purpose | Date |
|----------------|-------------------------|
| PE | 13.03.2026 at 10:00 AM. |
| DE | 25.03.2026 at 10:00 AM. |

Be listed for **PE on 13.03.2026 at 10:00 AM.**

(SHILPI M JAIN)
DJ-05 (SW)/Dwarka Courts
New Delhi: 29.11.2025 (sr)