

CS DJ-895-25

RAHUL AGGARWAL VS PREETI BANSAL & ANR

05.08.2026

PRESENT: Plaintiff in person with Ld counsel Sh. Amit Bhatnagar.
Defendant No.1 in person.
Defendant No.2 also in person.

In the present matter, it is apprised that on joint application of the parties, matter was referred to Mediation Centre vide Settlement Deed dated 31.07.2026 wherein dispute/subject matter of the case has been settled.

Both the parties present in the court submitted that they have entered into settlement agreement voluntarily and will abide by the terms of the settlement.

Joint statement of both the parties stands recorded in this regard.

Since the defendants are present in person before the court, for their identification, photocopies of their ID proof has been taken on record.

I have gone through the settlement deed dated 31.07.2026.

Settlement relied upon in subject matter is recorded in Para H (i) of settlement deed dated 31.07.2026.

For ready reference, the same reproduced as under :-

" a decree of Declaration of Sale Deed bearing registration No. 2025/24/I/2155 executed and registered on 07.03.2025 with the office of Registering Officer (Central), Asaf Ali, qua 12.04 Square meteres of the Suit Property- A i.e measuring

about 168 square yards (28'-9 x 26'-9 approx) on the first floor towards Bank Street of property bearing Municipal Nos. 2115-2116, Ward No. XVI, Plot NO. 497, in Balock -J, situated at Bank Street, Naiwala, Karol Bagh, New Delhi-110005 as non-est, illegal, null and void ab-initio and having no binding effect on the plaintiff and for directions be issued that the said Sale Deed be delivered up and cancelled and a copy of the decree be sent to the Sub Registrar-III, New Delhi so as to note on the copy of the Sale Deed contained in his books the fact of its cancellation ."

In view of the settlement arrived at between the parties and recorded vide settlement deed dated 31.07.2026, prayer sought is granted and it is declared that sale deed (Supra) is non-est, illegal, null and void ab-initio and having no binding effect upon the plaintiff.

File stand disposed of being settled.

Decree sheet be prepared.

File be consigned to record room after due compliance.

(Chander Jit Singh)
District Judge-09 (Central)
Tis Hazari Courts, Delhi
05.08.2026