

SUBHASH CHAND Vs. SANJAY MARWAH

13.03.2026

Present: Sh. Anupam Chandel, Id. counsel for the plaintiff along with plaintiff in person.
Sh. Kalash Chhabra, Id. counsel for the defendant along with defendant in person.

Replication along with affidavit of admission/denial of documents has been filed on behalf of the plaintiff.

The replication does not contain the verification clause. Ld counsel for the plaintiff seeks permission to file the verification clause. Verification be filed within 14 days.

Affidavit of admission/denial of documents have also been filed on behalf of the defendant.

Admission/denial of documents has been completed.

Pleadings have also been completed.

Ld counsels for the parties request the court to frame issues.

From the pleadings of the parties, following issues have been framed:

ISSUES

1. Whether the plaintiff is entitled for a decree of declaration of ownership/title of property bearing no. A-19, Pkt-1, Paschim Puri, Madipur, Delhi as shown in red colour in site plan? OPP.
2. Whether the plaintiff is entitled for a decree of permanent injunction, thereby restraining the defendant and his representatives

from creating third party interest or making any kind of construction or changing the shape of the flat bearing no. A-19, Pkt-1, Paschim Puri, Madipur, Delhi as shown in red colour in site plan? OPP.

3. Whether the plaintiff is entitled for a decree of possession, thereby directing the defendant to hand over the possession of the abovesaid flat bearing no. A-19, Pkt-1, Paschim Puri, Madipur, Delhi to the plaintiff? OPP.

4. Whether the sale deed dated 26.12.2024 of abovesaid flat in favour of plaintiff is bad in law and the said sale deed has been registered with the lesser value of circle rate? OPD.

5. Whether the sale deed dated 26.12.2024 and 18.10.2024 are forged and fabricated and liable to be declared as null and void? OPD.

6. Whether the suit of the plaintiff is not properly verified as per order VI rule 15 CPC for which the suit of the plaintiff is liable to be dismissed? OPD.

7. Whether the plaintiff has under valued the market value of the suit property and has not affixed the proper court fee and due to which the suit of the plaintiff is liable to be dismissed? OPD.

8. Relief.

No other issue arise or pressed for.

Put up on **06.07.2026 for P.E.**

Parties are directed to file list of witnesses within 15 days from today. Ld counsel for the plaintiff is directed to supply advance copy of affidavit of witnesses to be examined on the NDOH, to Ld counsel for defendant, at least 10 days prior to the next date of hearing.

(SHIV KUMAR)
DJ-02 (W)THC:Delhi
13.03.2026