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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CS(OS) 196/2026 & I.A. 6020/2026**
SANT SHRI ASARAM JI ASHRAM TRUST THROUGH ITS
ATTORNEY SH. DINESH BHARDWAJPlaintiff

Through: Mr. Pankaj Vivek and Mr. Hardeep
Godara, Advocates

versus

SH. MAHAVIR PRASAD & ORSDefendants

Through: Mr. Gaurav Deshraj, Adv for
Defendant No.1.
Mr. Pawan Sharma & Mr. Akash
Kaushik, Advocates for Defendant
Nos.20 & 21.

CORAM:
HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER
24.03.2026

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I.A. 6019/2026

1. This application under Order XXXIX Rules 1 & 2 of CPC has been filed by the Plaintiff with the following prayers:

“a) grant ex-parte ad-interim injunction in favour of the plaintiff and against the defendants, their heirs, successors, agents, attorneys, etc. from selling, alienating, mortgaging, parting with possession of suit property in favour of any third party or inducting any third party in possession and/or creating any kind of encumbrance or charge on the suit property viz. Khasra No.1557 (4-16), 1558(4-16) and 1562/2(l-9) total measuring 11 Bighas and 1 Biswa situated in Village Rajokari, Tehsil Vasant Vihar, New Delhi as shown enclosed in the blue coloured boundary in the site plan filed with the plaint, during the pendency of the suit; and

b) Pass any such other order(s) which the Hon'ble



*Court deems fit and proper in favour of the plaintiff
and against the defendants.”*

2. The present Suit is one for partition and demarcation of the share of the Plaintiff in the Suit Property which has been described in the Plaint i.e., land bearing Khasra No.1557 (4-16), 1558 (4-16) and 1562/2 (1-9) total measuring 11 Bighas and 1 Biswa situated in Village Rajokari, Tehsil Vasant Vihar, New Delhi.
3. Learned Counsel appearing for the Plaintiff has drawn the attention of this Court to the site plan and the portion marked as A-B-C-D in the site plan depicted in red colour, which according to the Plaintiff, has been forcibly occupied by the Defendants. He states that the Plaintiff apprehends that there will be further encroachments in the Suit Property by the Defendants which will have the effect of blocking the ingress and egress of the Plaintiff which is exclusively owned by the Plaintiff.
4. Summons were issued to the Defendants on 11.03.2026. Summons stands served. Written statements are yet to be filed.
5. Learned Counsels appearing for the Defendants seek some time to file a reply to the present application.
6. Let the reply(s) be filed before the next date of hearing.
7. In view of the facts and circumstances of the present case, this Court directs the Defendants to maintain *status quo* in respect of the Suit Property till the next date of hearing.
8. List on 19.05.2026.

SUBRAMONIUM PRASAD, J

MARCH 24, 2026

S. Zakir