



\$~17

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **CS(OS) 199/2023 & CCP(O) 3/2026, I.A. 5808/2023**

SUNITA CHOUDHARY

.....Plaintiff

Through: Ms. Nandita Rao, Mr. Jai Shankar,
Mr. Ashish Kumar, Ms. Lochan
Rajput, Mr. Akash Prajapati,
Advocates

versus

SH. SANJAY MALHOTRA & ORS.

.....Defendants

Through: Mr. Abhishek Kumar, Ms. Bhavya
Aggarwal, Advocates for the
Defendants No. 1, 3 & 4
Mr Naveen Kumar Goyal, Ms Ritika
Goyal, Advocates for D-2

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER

%

02.02.2026

1. The following issues are framed:

“1. Whether the plaintiff is entitled to a decree of declaration declaring that the plaintiff and defendant nos. 1 to 4 are joint owners/co-owners of the following properties:

(a) H-25, Ram Nagar Extension, Delhi-110051;

(b) A-8, Pandit Park, near Geeta Colony, Delhi-110051 (Godown);

(c) Shop No. 1, Santam Park, Bhagat Singh Road,



Chander Nagar, Delhi-110051? (OPP)

2. *Whether the relinquishment deed dated 28.09.2002 is forged, fabricated, null and void and not binding upon the plaintiff? (OPP)*
3. *Whether the suit properties devolved upon the plaintiff and defendant nos. 1 to 4 after the demise of Late Sh. Rajkumar Malhotra, and if so, to what extent? (OPP)*
4. *Whether the plaintiff is entitled to a share in the suit properties, and if so, whether the plaintiff is entitled to 1/5th or 1/6th share therein? (OPP)*
5. *Whether the plaintiff is entitled to a decree of partition of the suit properties by metes and bounds? (OPP)*
6. *Whether the plaintiff is entitled to a decree of permanent and/or mandatory injunction restraining the defendants from selling, transferring, alienating, disposing of, or creating third-party interests in the suit properties? (OPP)*
7. *Whether the present suit is without any cause of action? (OPD)*
8. *Whether the suit has not been properly valued for the purposes of court fees and jurisdiction, and if so, its effect? (OPD)*
9. *Whether the present suit is barred by limitation? (OPD)*
10. *Whether the suit is not maintainable for non-joinder of necessary parties? (OPD)''*



2. List before the Joint Registrar on 25.03.2026 for recording of evidence.

SUBRAMONIUM PRASAD, J

FEBRUARY 02, 2026

Rahul