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

+ **C.R.P. 72/2026**

SHYAM SINGH

.....Petitioner

Through: Mr. Vijay Pal Singh and Mr. Yogesh
Kumar, Advocates

versus

MAHENDER SINGH

.....Respondent

Through: None.

CORAM:

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

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23.03.2026

CM APPLs. 18014-18015/2026 (Exemption)

1. Exemption allowed, subject to all just exceptions.
2. Application stands disposed of.

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2. This petition has been filed assailing order dated 19.01.2026, passed by District Judge, South, Saket Courts, New Delhi in *CS DJ/571/2020* whereby the Trial Court dismissed the application filed under Order VII Rule 11 of Code of Civil Procedure, 1908 ('*CPC*') by the petitioner. Suit had been filed by respondent seeking declaration of sale deeds dated 01.03.1956 and 08.03.1956, as null and void.
3. *Mr. Vijay Pal Singh*, counsel for petitioner, states that the issue regarding valuation was raised and by order passed on 2nd September, 2024,



Trial Court had requisitioned the report from Sub-Divisional Magistrate (*'SDM'*) with respect to the valuation, category and urbanization of suit property. Said valuation report was filed by the SDM, Hauz Khas, according to which the suit property was valued at Rs. 1,27,27,509/-.

4. *Mr. Vijay Pal Singh*, counsel for petitioner, states that this valuation is basis the portion of property bearing *100 square yards*, whereas, the subject matter is with respect to declaring two sale deeds dated 1st March 1956 and 8th March, 1956, as null and void, which in total are *30 biswa*, measuring about *1500 square yards*. Therefore, the suit would have to be valued at more than Rs. *10 crores*, which is beyond the pecuniary jurisdiction of Trial Court.

5. Accordingly, issue notice to respondent on steps being taken by petitioner, through all permissible mode including email, returnable 25th August, 2026.

6. Trial Court will defer the next hearing in the suit after the next date before this Court.

7. Copy of the order be given *Dasti*.

8. Order be uploaded on the website of this Court.

ANISH DAYAL, J

MARCH 23, 2026/da/sp