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

+ **CS(OS) 381/2022 with CC 21/2023**

**ANIL KUMAR CHHABRA & ORS. ....Plaintiffs**

Through: **Mr. Tejas Singh, Advocate (through VC).**

versus

**SUDESH CHHABRA & ANR. ....Defendants**

Through: **Ms. Bhawna Khanna, Adv.**

**CORAM:**

**HON'BLE MR. JUSTICE AMIT BANSAL**

**ORDER**

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**04.12.2025**

1. Based on the pleadings of the parties, the following issues are framed in the suit:

- i. *Whether there existed an oral agreement to sell as alleged between the Plaintiffs & Defendants ?* **~OPP**
- ii. *Whether the Plaintiffs have valued the present suit property properly?* **~OPD**
- iii. *Whether the Plaintiffs had the capacity to pay at the time the alleged oral agreement?* **~OPP**
- iv. *Whether the Plaintiffs are entitled to the relief of Specific Performance, basis an oral agreement as prayed for?* **~OPP**
- v. *Whether the Plaintiff no 3 was not present in Delhi for signing and has not verified the affidavit in his presence for institution of the present suit?* **~OPD**
- vi. *Whether the Plaintiffs are entitled to the relief of a Permanent*

**CS(OS) 381/2022**

**Page 1 of 3**



*Injunction, as prayed for?*

**~OPP**

*vii. Relief*

2. The following issues are framed in the counter claim:

i. *Whether the Counter Claimants/Defendants are absolute and exclusive owners of the ground floor and mezzanine floor of the suit property and the 50% land underneath the said property?*

**~OP CC/D**

ii. *Whether the Counter Claimants/Defendants are entitled to a decree of declaration as prayed for?*

**~OP CC/D**

iii. *Whether the Counter Claimants/Defendants are entitled to a decree of permanent injunction, as prayed for?*

**~OP CC/D**

iv. *Whether the Counter Claimants/Defendants are entitled to a decree for recovery of Rs. 40,00,000 towards balance compensation, as prayed for?*

**~OP CC/D**

v. *Whether the Counter Claimants/Defendants are entitled to interest on the balance compensation amount? If yes, at what rate and for which period?*

**~OP CC/D**

vi. *Whether the Counter Claimants/Defendants are entitled to a decree for recovery of Rs. 1,00,000/- towards damages, as prayed for?*

**~OP CC/D**

*vii. Relief*

3. No other issue arises or is pressed for.

4. The suit and the counter-claim are consolidated for the purpose of the trial.

5. The parties shall file their respective list of witnesses within four (4) weeks from today.

6. The plaintiffs in CS(OS) 381/2022 shall file evidence of their witnesses by way of affidavits within six (6) weeks from today.



7. List before the Joint Registrar for fixing the dates of trial on 3<sup>rd</sup> February, 2026.

**DECEMBER 4, 2025**  
*at*

**AMIT BANSAL, J**