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

+ **CS(OS) 418/2024 & I.A. 29583/2024**

DR SMT PUSHPA LATA JAIN

.....Plaintiff

Through: Mr. Abhay Dixit and Mr. Harish,
Adv.

versus

**PASHUPATI NATH RESORTS PVT LTD THROUGH ITS
DIRECTOR SH PUNEET GUPTA & ORS.**

.....Defendants

Through: Mr. Sumit Bansal, Sr. Adv. with Mr.
Udaibir Singh Kochar, Mr. Aditya
Bakshi, Ms. T. Rampal and Ms.
Samvartika Pathak, Adv. for D-1.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV

ORDER

% **09.01.2025**

1. Heard learned counsel appearing for the plaintiff.
2. It is seen that the plaintiff, for the purposes of pecuniary jurisdiction, has valued the instant civil suit for Rs.2.25 Crore and accordingly, treating the land in question to be agricultural land, paid the court fee of Rs.200/-.
3. The additional documents placed on record by the plaintiff which include the earlier civil suit filed before the Additional District Judge, indicate that the land in question has lost its character of being agricultural and the same has been shown to be urbanized.
4. There are various other anomalies which are evident from the plaint with respect to the valuation of the civil suit. Order VII Rule 11 of the Code of Civil Procedure, 1908 would, *inter alia*, requires the plaint to be properly



valued.

5. Before taking any decision as to whether the suit in question is undervalued or otherwise, the Court deems it appropriate to grant four weeks time to the plaintiff to properly value the suit and pay the necessary court fee in accordance with the Court Fees Act, 1870.

6. List this matter on 03.03.2025.

PURUSHAINDR KUMAR KAURAV, J
JANUARY 9, 2025/P/MJo