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

+ **CS(OS) 432/2024, I.A. 30127/2024, I.A. 37215/2024 & I.A. 22183/2025**

INDERJIT KAUR

.....Plaintiff

Through: Mr. Raghav Sabharwal, Mr. Harsh Vardhan Singh, Mr. Akshay Chaturvedi and Mr. Divyaraj Singh, Advs.

versus

JAGMOHAN SINGH KATARIA & ORS.

.....Defendants

Through: Ms. Shobhana Takiar, Mr. Prateek Dhir and Mr. Kuljeet Singh, Advs. for D-1 and D-2 with D-1 in person.
Mr. Sankalp Malik, Mr. Sanjay Malik and Ms. Vartika Malik, Advs. for D-3.

CORAM:

HON'BLE MR. JUSTICE VIKAS MAHAJAN

ORDER

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17.04.2026

I.A. 37214/2024 (under Order XXXIX Rule 4 read with Section 151 CPC by defendant nos.1 & 2)

1. The subject matter of the present suit is the front portion of the First Floor of the property bearing No. E-225, East of Kailash, New Delhi-110065 (hereinafter 'the suit property').
2. Ms. Shobhana Takiar, learned counsel appearing on behalf of defendant nos. 1 and 2/applicants submits that the suit property has been let



out by virtue of lease agreements dated 24.08.2020, 05.07.2021 and 05.05.2022 which were executed by the defendant no.1, through her constituted attorney Mrs. Inderjit Kaur i.e. plaintiff herein.

3. She submits that the lease deed was terminated by defendant no.1 *vide* termination notice dated 29.06.2023 and upon defendant no.3's failure to handover possession of the subject property, defendant nos. 1 and 2 filed a suit for possession, *mesne profits*, injunction and recovery of arrears of rent being CS DJ No.753/2023 titled as "**Jagmohan Kataria & Ors. Vs. Aar Aar Health Care & Anr.**"

4. She submits that since in the present suit, an order of *status quo* has been passed by this Court *vide* order dated 22.05.2024, the learned Trial Court is not proceeding with the suit so filed by the defendant no.1.

5. Mr. Raghav Sabharwal, learned counsel appearing on behalf of plaintiff submits that the order of *status quo* is not in any manner coming in the way of the progress of the said suit. He submits that the dispute in the present matter is with regard to the title of the suit property from which the eviction has been sought by the defendant no.1 by filing the aforesaid suit.

6. On instructions, he further states that the said suit may proceed in accordance with law and the only concern of the plaintiff is that the decision in the said suit shall abide by the outcome of the present suit. The statement is taken on record and the plaintiff is bound down to the same.

7. In view of the statement of the plaintiff, it is clarified that the pendency of the present suit and the *status quo* order passed herein will not in any manner come in the way of progress of the suit filed by the defendant no.1 against the tenant being CS DJ No.753/2023 titled as "**Jagmohan Kataria & Ors. Vs. Aar Aar Health Care & Anr.**" pending in the Court of



Sh. Sonu Agnihotri, South East, Saket Courts, New Delhi.

8. It is further clarified that the decree of possession, as and when passed in the said suit, will be subject to the outcome of the present suit.

9. In view of the above, no further orders are warranted in the present application for the time being.

10. The application stands disposed of.

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11. Let parties file the joint schedule of documents within a period of two weeks.

12. List the matter before learned Joint Registrar for marking of exhibits on 05.05.2026.

13. List before Court for framing of issues on 18.05.2026.

VIKAS MAHAJAN, J

APRIL 17, 2026
N.S. ASWAL