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

+ **CS(OS) 327/2025 and I.A. 12870/2025**

JAI PRAKASH RATHI

.....Plaintiff

Through: Mr. Rajesh Yadav, Sr. Advocate with
Mr. Sunil Chauhan, Advs.

versus

SHIV KUMAR PRAJAPATI & ANR.

.....Defendants

Through: Mr. Kanhaiya Singhal, Mr. Pulkit
Jolly, Mr. Binwant Singh Ghai and
Ms. Ankita Makan, Advs for D-1.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDRA KUMAR KAURAV

ORDER

% 02.07.2025

1. Having heard learned counsel for the parties, the Court finds that, at this stage, the observations made in the order dated 27.05.2025 are to be reiterated. It is therefore, directed that any construction undertaken by the defendants shall be at their own risk and cost. No equity shall be claimed by the defendants at a later stage.
2. It is further clarified that the rights of the plaintiff shall remain protected under the provisions of the Transfer of Property Act, 1882.
3. Let the aforesaid observations to remain in force *qua* suit property, during the pendency of the civil suit.
4. The parties shall complete the pleadings and an endeavor shall be made to record the evidence within a period of 8 months from the date of



framing of issues.

5. It is made clear that if any third-party rights are created, such rights shall remain subject to the outcome of the present civil suit.

6. List this matter on 19.08.2025 before the concerned Joint Registrar for taking up further necessary steps in accordance with extant rules.

PURUSHAINdra KUMAR KAURAV, J

JULY 02, 2025

aks/sph

[Click here to check corrigendum, if any](#)