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

+ **CS(OS) 378/2025**

NEELAM JAGGI (SENIOR CITIZEN)

.....Plaintiff

Through: Mr. Rajshekhar Rao, Senior Advocate
with Ms. Asna Raj, Mr. Varun Nischal, Ms. Gauri
Grover and Ms. Saira Tagra, Advocates.

versus

SATISH KHANNA (SENIOR CITIZEN) & ORSDefendants

Through: Mr. Ravi Kapoor and Mr. Manish
Dewan, Advocates for D-2.

Mr. Kush Sharma, Standing Counsel with Mr.
Nishchaya Nigam and Ms. Vagmi Singh,
Advocates for D-5.

CORAM:

HON'BLE MS. JUSTICE JYOTI SINGH

ORDER

29.05.2025

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I.A. 14106/2025

1. Issue notice.
2. Learned counsels, as above, accept notice on behalf of the respective Defendants.
3. For the reasons stated in the application, the same is allowed and disposed of exempting the Plaintiff from serving advance copy on Defendant No. 1 by e-mail and permitting the Plaintiff to serve through other modes.

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4. Let plaint be registered as a suit.



5. Issue summons.
6. Learned counsels, as above, accept summons on behalf of the respective Defendants.
7. Written statements shall be filed by the Defendants No. 2 and 5 within 30 days along with affidavit of admission/denial of the documents filed by the Plaintiff.
8. It is open to the Plaintiff to file replications within 30 days from receipt of the written statement along with affidavit of admission/denial of documents filed by the Defendants No. 2 and 5.
9. Upon filing of process fee, issue summons to Defendants No. 1, 3 and 4, through all permissible modes.
10. Written statements shall be filed by Defendants No. 1, 3 and 4 within 30 days from the receipt of summons along with affidavit of admission/denial of the documents filed by the Plaintiff.
11. It is open to the Plaintiff to file replications within 30 days from receipt of the written statement along with affidavit of admission/denial of documents filed by Defendants No. 1, 3 and 4.
12. It is made clear that any unjustified denial of documents may lead to an order of costs against the concerned party.
13. If any of the parties wish to seek inspection of any documents, the same be done in accordance with Delhi High Court (Original Side) Rules, 2018.
14. List before the learned Joint Registrar for completion of service and pleadings, marking of exhibits and admission/denial of documents on 10.09.2025.



I.A. 14104/2025

15. Issue notice.

16. Learned counsels, as above, accept notice on behalf of the respective Defendants.

17. On taking steps, notice be issued to Defendants No. 1, 3 and 4 through all permissible modes, returnable before the learned Joint Registrar on 10.09.2025.

I.A. 14105/2025

18. This application is filed on behalf of the Plaintiff under Order XL Rule 1 read with Section 151 of CPC, 1908 for appointment of a Receiver.

19. Issue notice.

20. Learned counsels, as above, accept notice on behalf of the respective Defendants.

21. On taking steps, notice be issued to Defendants No. 1, 3 and 4 through all permissible modes, returnable before the learned Joint Registrar on 10.09.2025.

I.A. 14103/2025

22. This application is filed on behalf of the Plaintiff under Order XXXIX Rules 1 and 2 read with Section 151 of CPC, 1908 seeking *ad interim ex parte* injunction restraining Defendant No. 1, his agents, servants, employees, attorneys, successors etc., from creating any third party rights or interests in property bearing No. C-168, Ashok Vihar Phase 1, Delhi, ad measuring 300 sq. yards as also movable assets mentioned in Schedules 'A' and 'B', respectively.

23. Issue notice.

24. Learned counsels, as above, accept notice on behalf of the respective



Defendants.

25. On taking steps, notice be issued to Defendants No. 1, 3 and 4 through all permissible modes, returnable before Court on 19.08.2025.

26. Present suit is filed by the Plaintiff seeking decree of declaration in favour of the Plaintiff that Plaintiff and Defendants No. 1 and 2 are entitled to 1/3rd share each in respect of the suit properties specified in Schedules 'A' and 'B' as also for a decree of partition and rendition of accounts, amongst other reliefs.

27. It is the case of the Plaintiff that the suit properties are joint and undivided properties of the Plaintiff and Defendants No. 1 and 2 and are required to be partitioned by metes and bounds so that separate, defined and demarcated 1/3rd share can be allocated to the Plaintiff. Plaintiff avers that Defendant No. 1 is threatening to alienate the suit property, more particularly, the Ashok Vihar property as also shares in Jaipur Golden Transport Company Pvt. Ltd., which cannot be permitted as Plaintiff has a share in these properties.

28. Having heard learned counsel for the Plaintiff, this Court is of the view that Plaintiff has made out a *prima facie* case for grant of *ex parte ad interim* injunction. Balance of convenience lies in favour of the Plaintiff and if interim injunction is not granted, irreparable harm and injury would be caused to the Plaintiff.

29. Accordingly, it is directed that till the next date of hearing, Defendant No. 1, his agents, servants, employees, attorneys, successors etc., shall not create third party rights or interest in the suit properties described in Schedules 'A' and 'B' respectively and shall maintain status quo with regard to title and possession thereof.



30. Plaintiff shall comply with provisions of Order XXXIX Rule 3 CPC within a period of two weeks from today.

JYOTI SINGH, J

MAY 29, 2025
S.Sharma/shivam