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

+ **CS(OS) 424/2025 & I.A. 4549/2026**

SH. BADAL AND ORS.

.....Plaintiffs

Through: Mr. Dharamvir, Adv. for Plaintiff No.
1(C) (Through VC)
Mob: 9818241956

versus

M/S NIRANJAN PROPTECH PVT. LTD. AND ORS.Defendants

Through: Mr. Satish Dabas, Mr. Harish Dabas,
Mr. Sandeep Singh Nainwal, Adv.
for D-1.
Mob: 8010172204

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

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18.02.2026

I.A. 4549/2026

1. The present application has been filed under Order XXIV, read with Section 151 of the Code of Civil Procedure, 1908 ("CPC"), on behalf of defendant no. 1, for deposit of settlement amount, before this Court.
2. Learned counsel appearing for defendant no. 1 submits that the plaintiffs had also filed three other matters, being *W.P.(C) 3874/2019*, *W.P.(C) 3699/2020* and *W.P.(C) 16637/2023*, regarding the same subject property.
3. It is submitted that on 13th November, 2025, during the course of hearing in all these three matters on 13th November, 2025, the plaintiffs and the defendant no. 1, had entered into an Agreement/Compromise with the



plaintiffs, in respect of the subject property. It is submitted that as per the terms and conditions of the said agreement, an amount of Rs. 2,50,00,000/- (Rupees Two Crores Fifty Lacs Rupees only), is to be paid by the defendant no. 1 to the plaintiffs by way of two installments.

4. It is submitted that defendant no. 1 has paid Rs. 1,00,00,000/- (Rupees One Crore) to the plaintiffs on 13th November, 2025, which fact is also reflected in the Settlement/Compromise Deed. The defendant no. 1 had to pay the remaining amount, i.e., Rs. 1,50,00,000/- (Rupees One Crore Fifty Lacs), within three months thereof to the plaintiffs.

5. It is submitted that defendant no. 1 is ready and willing to pay the said balance amount to the plaintiffs. However, despite repeated request and calls by defendant no. 1 to perform his part of the agreement, the plaintiffs are deliberately avoiding receiving the amount and have failed to come forward to fulfill the conditions as agreed between the parties.

6. It is submitted that defendant no. 1 is ready and willing to perform his part of the Agreement and in order to demonstrate his *bona fide*, the defendant no. 1 is ready to deposit the remaining admitted amount of the Settlement/Compromise Deed before this Court. Thus, the present application has been filed by defendant no. 1 seeking to deposit the balance amount of Rs. 1,50,00,000/- (“Rupees One Crore Fifty Lacs Only”), before this Court, in terms of the Settlement/Compromise Deed dated 13th November, 2025.

7. Issue notice. Notice is accepted by learned counsel appearing for plaintiff no. 1(C).

8. Issue notice to the other non-applicants, by all permissible modes.

9. Let reply be filed, within a period of four weeks, from today.



10. Rejoinder thereto, if any, be filed within a period of two days, thereafter.

11. List on the date already fixed, i.e., 23rd March, 2026.

MINI PUSHKARNA, J

FEBRUARY 18, 2026/SK