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

+ CS(OS) 768/2022, I.A. 20758/2022 & I.A. 15923/2023

SHRI NAVEEN MAHAJAN

.....Plaintiff

Through: Mr. Kunal Kalra, Adv.

versus

SMT SUDERSHAN RANI & ORS.

.....Defendants

Through: Mr. Navit Bansal, Adv.

+ TEST.CAS. 113/2025

SH PARAS MAHAJAN

.....Petitioner

Through: Mr. Navit Bansal, Adv.

versus

STATE GOVT OF NCT OF DELHI & ORS.

.....Respondents

Through: Mr. Kunal Kalra, Adv. for R-4

Ms. Urvi Mohan, Advocate for R-1/GNCTD (M:7718992441)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

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04.02.2026

CS(OS) 768/2022 & I.A. 20758/2022

1. Replication has been filed on behalf of the plaintiff to the written statement on behalf of defendant nos. 2 to 5.
2. Pleadings in I.A. 20758/2022 filed on behalf of the plaintiff, and I.A. 15923/2023 filed on behalf of the defendants, are completed.
3. Learned counsel appearing for the defendants submits that documents



filed by the plaintiff along with the replication, have been supplied only in part.

4. Accordingly, let complete set of documents be supplied to learned counsel appearing for the defendants within a period of two days, from today.

5. Liberty is granted to the defendants to file admission/denial of the documents as filed by the plaintiff along with the replication, within a period of four weeks, thereafter.

6. At this stage, learned counsel appearing for the plaintiff expresses concern that the defendants may create third-party rights in the properties, which are the subject matter of the present suit.

7. Learned counsel appearing for the defendants submits that, in case, the defendants propose to create any third party rights in the properties under their ownership and possession, they shall make an appropriate application before this Court.

8. The aforesaid statement is taken note of.

9. Upon request of learned counsel appearing for the defendants, it is clarified that induction of a tenant/licensee shall not be considered as creation of third party rights.

10. However, it is directed that, in case, any new tenant/licensee is inducted by the defendants in any of the properties, which are under their ownership and possession, the said Rent Deed/License Deed shall be duly filed before this Court.

11. Accordingly, application being *I.A. 20758/2022*, is disposed of in the aforesaid terms.

12. List before the Joint Registrar (Judicial) on 25th March, 2026.



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13. As per the directions of this Court, citation was to be published in the 'The Statesman' (English edition) and 'Jansatta' (Hindi edition), having circulation in the territory of Delhi.
14. Copy of the citation is yet to be filed by the petitioner.
15. Learned counsel appearing for respondent no. 4, i.e., Mr. Navin Mahajan enters appearance. The other respondents are yet to appear.
16. Accordingly, list for further proceedings before the Joint Registrar (Judicial) on 25th March, 2026.

MINI PUSHKARNA, J

FEBRUARY 4, 2026/KR