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

I.A. 32651/2025

IN

+ CS(OS) 883/2023

PREETI KAPOOR

.....Plaintiff

Through: Mr. Gaurav Bahl, Advocate.

versus

SANJAY JAIN HUF & ORS.

.....Defendants

Through: Mr. Sindhu Sinha, Advocate.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

23.12.2025

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I.A. 32651/2025 (seeking direction to the defendants to pay rentals derived from the suit property)

1. This application has been filed by the plaintiff seeking a direction to the defendants to pay 40% of the rentals derived from the suit property with effect from January 2022 till November 2024.
2. Issue notice.
3. Notice is accepted by counsel appearing on behalf of the non-applicants/ defendants.
4. Let a copy of this application be supplied to counsel for the defendants.
5. Reply be filed within three (3) weeks.
6. Rejoinder thereto, if any, be filed within two (2) weeks thereafter.
7. Mr. Gaurav Bahl, counsel appearing on behalf of the plaintiff, has



drawn attention of the Court to order dated 20th November, 2024 passed in the present suit. Paragraphs 9, 10, 11 and 12 of the said order are set out below:

“9. On a prima facie consideration of facts and materials placed on record the defendants are directed to render rendition of accounts to the plaintiff herein for the rental amounts collected for the suit property with effect from January, 2022 until 31st November 2024.

10. Learned counsel for the defendant states that the accounts will be rendered for the rental amounts to the plaintiff within a period of two (2) weeks.

11. Upon reconciliation, the amounts found due and payable to the plaintiff for the period January, 2022 to 31st November 2024 will be remitted to the plaintiff within four (4) weeks.

12. It is directed that pending the re-conciliation and rendition of accounts towards the rental amount from the period January, 2022 to 31st November 2024; the defendant nos. 1 and 2 and legal representatives of defendant no. 3 will however, immediately start remitting 40% of the rental amount to the plaintiff w.e.f. 01.12.2024 and so on. The amount for the month of December, 2024 will be paid on or before 15.12.2024. The defendants will continue to pay the said amount for each subsequent month on or before the 15th of the said month until final disposal of this application.”

8. Attention of the Court has also been drawn to order passed by this Court on 19th December, 2024. Paragraph 3.1 of the said order is set out below:

“3.1 Defendant nos. 1 and 2 are directed to file an affidavit disclosing the details of their bank accounts as well as movable and immovable assets.”

9. It is stated that the defendants have failed to comply with the terms of the aforesaid orders.

10. Counsel for the defendants submits that the details in terms of the aforesaid orders shall be filed along with the reply to the present application.



11. List on 27th March, 2026, the date already fixed.

DECEMBER 23, 2025

Vivek/-

AMIT BANSAL, J