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

+ **CS(OS) 621/2025 & I.A. 2781/2026**

RAMANJEET BHATIA

.....Plaintiff

Through: Mr. Rajat Wadhwa, Mr. Gurpreet Singh, Ms. Anshika Juneja and Mr. Shreeyanshu Bhatnagar, Advocates
M: 9599503262
Email: anshikajuneja94@gmail.com

versus

NAVNEET KAUR BHATIA & ANR.

.....Defendants

Through: Mr. Sistani, Advocate

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

13.02.2026

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1. The present matter is listed today since an application, being *I.A. 2781/2026*, was filed on behalf of the plaintiff for early hearing of the application filed under Order XXXIX Rules 1 and 2 of the Code of Civil Procedure, 1908 ("CPC"), i.e., *I.A. 22122/2025*.
2. Learned counsel for the defendants puts in appearance and submits that he has recently been engaged.
3. Learned counsel appearing for the defendants submits that the present suit is not maintainable, as there is a registered Will in favour of defendant no. 3 and the present suit is time barred.
4. On pointed query by this Court, learned counsel appearing for the defendants, on instructions from defendant nos. 1 and 2, further submits that as on today there is no proposal for creating any third-party right in the



property.

5. The aforesaid statement is taken note of.
6. I.A. 32050/2025 has been filed on behalf of the defendants seeking rejection of the plaint under Order VII Rule 11 of the CPC.
7. Learned counsel appearing for the defendants submits that he shall file rejoinder in the said application.
8. Let the rejoinder be filed before the next date of hearing.
9. At this stage, learned counsel appearing for the plaintiff submits that they are open to mediation.
10. Learned counsel appearing for the defendants submits that he has no objection if the matter is referred to mediation, since the parties are all family members.
11. Accordingly, with the consent of the parties, the matter is referred to the Delhi High Court Mediation and Conciliation Centre, to be listed before the Senior Mediator on 20th February, 2026.
12. List before the Court on 30th April, 2026, the date already fixed.
13. A copy of this order shall be sent to Delhi High Court Mediation and Conciliation Centre, forthwith.

MINI PUSHKARNA, J

FEBRUARY 13, 2026

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