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

+ **RFA 897/2025, CM APPL. 60203/2025**

RAJ PAL KALIA

.....Appellant

Through: Mr. Sagar Suri, Mr. Avishkar
Singhvi, Mr. Naved Ahmed and Mr.
Shubam Gupta, Advocates

versus

M/S VENUS CARD MANUFACTURING CO. AND ORS

.....Respondents

Through: Mr. Rajat Aneja, Advocate.

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

% **22.09.2025**

**CM APPL. 60204/2025 (exemption) & CM APPL. 60205/2025
(exemption)**

Exemptions granted, subject to just exceptions.

Let requisite compliances be made within 01 week.

The applications stand disposed-of.

RFA 897/2025 & CM APPL. 60203/2025 (stay)

By way of the present regular first appeal filed under section 96 of the Code of Civil Procedure 1908 ('CPC'), the appellant impugns judgment and decree dated 09.06.2025 passed by the learned District Judge-06, South East District, Saket Courts, New Delhi in suit bearing CS No.210225/2016.



2. Issue notice.
3. Mr. Rajat Aneja, learned counsel appears on behalf of respondents on advance copy; and accepts notice.
4. Let reply to CM APPL. No. 60203/2025 be filed within 04 weeks; rejoinder thereto, if any, be filed within 03 weeks thereafter; with copy to the opposing counsel.
5. No reply is required in the appeal.
6. Let trial court record be requisitioned in electronic form; and copy of TCR be supplied to counsel on request.
7. Re-notify on 03rd December 2025.
8. Upon being queried, Mr. Sagar Suri learned counsel appearing for the appellant confirms that throughout the pendency of the suit, which carried-on for about 18 years, there was no interim order granted in favour of the appellant.
9. Mr. Suri however draws attention to a judgment passed by a Co-ordinate Bench of this court in **Narendra Kumar vs. Rajesh Chaudhary & Ors.**,¹ whereby, while dismissing a plea for an interim order, the Co-ordinate Bench has observed that the doctrine of *lis pendens* would protect the appellant in that case; and has additionally directed the respondents in that case to inform any third-parties who may come to be inducted into the suit property about the pendency of the appeals and the orders passed therein. It is pointed-out that the Co-ordinate Bench has further observed that any such transferees will not claim any equities on account of any construction made, or on

¹ 2023 SCC OnLine Del 8330



account of any interest having been created in their favour in the suit property, during the pendency of the appeal.

10. However, it is noticed that the Co-ordinate Bench has passed the above directions while disposing-of the interim application and after hearing the other side, after they had filed replies to the interim applications.
11. In the above view of the matter, this court is not inclined to pass any directions similar to those passed by the Co-ordinate Bench in *Narendra Kumar*; and finds no justification for granting any interim relief to the appellant, *at this stage*.

ANUP JAIRAM BHAMBHANI, J

SEPTEMBER 22, 2025

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