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

+ **CS(OS) 752/2025**

SHIVANI BATRA

.....Plaintiff

Through: Mr. Ramesh Singh, Senior Advocate
with Mr. Saurabh Bhasin and Mr.
Himanshu, Advocates along with
plaintiff in person.

versus

BHAWNA ARORA & ORS.

.....Defendants

Through: None.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

% **17.10.2025**

I.A. 26396/2025 (seeking exemption from filing certified/typed copies)

1. Allowed, subject to the plaintiff filing certified/legible copies of documents within four (4) weeks from today.
2. The application stands disposed of.

I.A. 26397/2025 (u/O-II R-2 CPC)

3. Issue Notice.
4. Notice be issued to the defendants through all permissible modes.
5. Reply(ies) be filed within four (4) weeks.
6. Rejoinder thereto, if any, be filed within two (2) weeks thereafter.
7. List before the Joint Registrar on 29th October, 2025, for completion of service and pleadings.
8. List before the Court on 24th November, 2025.



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9. Let the plaint be registered as a suit.
10. Issue summons.
11. Summons be issued to the defendants through all permissible modes.
12. The summons shall state that the written statement(s) shall be filed by the defendants within thirty (30) days from the date of the receipt of summons. Along with the written statement, the defendants shall also file affidavit(s) of admission/denial of the documents of the plaintiffs, without which the written statement(s) shall not be taken on record.
13. Liberty is given to the plaintiffs to file replication, if any, within thirty (30) days from the receipt of the written statement(s). Along with the replication filed by the plaintiffs, affidavit of admission/denial of the documents of the defendants be filed by the plaintiffs.
14. It is made clear that any unjustified denial of documents may lead to an order of costs against the concerned party.
15. If any of the parties wish to seek inspection of any documents, the same shall be sought and given within the timelines.
16. List before the Court on 24th November, 2025.

I.A. 26395/2025 (O-XXXIX Rule 1 & 2 of CPC)

17. The present suit has been filed seeking relief of partition along with other ancillary reliefs.
18. By way of the present suit, the plaintiff seeks partition of the following movable and immovable properties detailed in paragraph no.1 of the plaint, which is set out below:



Table A: SUIT PROPERTIES

S.NO.	PROPERTY	MARKET VALUE
1	A-74 YOJNA VIHAR, DELHI	Above Rs.10,00,00,000/-
2	363 ACGR ENCLAVE, DELHI	Rs.10,00,00,000/-
3	A-55 FIRST FLOOR NIRMAN VIHAR, DELHI	Rs. 3,00,00,000/-
4	A-55 3RD FLOOR NIRMAN VIHAR, DELHI	Rs. 3,00,00,000/-
5	C -326 VIVEK VIHAR, DELHI	Rs.15,00,00,000/-
6	A-55 SECOND FLOOR NIRMAN VIHAR, DELHI	Above Rs. 3,00,00,000/-
7	A-55 GROUND FLOOR NIRMAN VIHAR, DELHI	Rs. 3,00,00,000/-
8	A-124 YOJNA VIHAR, DELHI	Rs.15,00,00,000/-
9	B-II/61 PUSHPANJALI, DELHI	Above Rs.15,00,00,000/-
10	B- 200 YOJANA VIHAR AGCR, DELHI	Above Rs.10,00,00,000/-
11	OTHER PROPERTIES IN THE NAME OF – A. DEFENDANTS	Above Rs.20,00,00,000/-



	B. DECEASED NITIN ARORA C. LATE SH. OM PRAKASH ARORA	
12	CARS WORTH	Rs. 2,00,00,000/- Mercedes, Honda City, MG Hector, i.10 Hyundai, Fortuner
13	JEWELLERY WORTH	Above Rs. 3,00,00,000/-
14	LIFE INSURANCE	Rs.2,00,00,000/-
15	BANK ACCOUNT HAVING FUNDS	Above Rs.10,00,00,000/-
16	SHARES, DEBENTURES, FDs, AND /OR OTHER SECURITIES	Above 5,00,00,000/- (Approx)
17	There are other assets that are in the knowledge of Defendants for which Plaintiff seeks liberty to add the same later.	20,00,00,000/- (Approx)
18	Total	138,00,00,000/- (Approx)

19. It is stated that the plaintiff is the daughter of the Sh. Om Prakash Arora, who passed away intestate on 9th April, 2025.

20. The defendant no.4 is the mother of the plaintiff, whereas the defendants no.1, 2 and 3 are the legal representatives of the brother of the plaintiff, who is stated to have expired on 25th November, 2023.

21. It is the contention of the plaintiff that all the aforesaid properties are the ancestral properties and were purchased from the funds belonging to the



joint family.

22. The plaintiff seeks a 1/3rd share in the aforesaid properties, being a legal heir of Late Sh. Om Prakash Arora.

23. It is stated that five (5) of the aforesaid immovable properties have already been sold by the defendants.

24. Mr. Ramesh Singh, senior counsel appearing on behalf of the plaintiff expresses an apprehension that the defendant shall also dispose of the remaining properties. Accordingly, the plaintiff prays for an ad interim order restraining the defendants from creating third-party rights in the said properties.

25. Issue Notice.

26. Notice be issued to the defendants through all permissible modes.

27. Reply(ies) be filed within four (4) weeks.

28. Rejoinder thereto, if any, be filed within two (2) weeks thereafter.

29. List before the Court on 24th November, 2025.

AMIT BANSAL, J

OCTOBER 17, 2025

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