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

+ **CS(OS) 813/2025 & I.A. 28249/2025**

DEEPAK KUMAR MAAN

.....Plaintiff

Through: Mr. Arjun Singh Bawa, Mr. Sahil
Gupta, Mr. Siddhartha and
Ms. Apoorva Pradan, Advocates.

versus

VIKRANT KHANNA

.....Defendant

Through:

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

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13.11.2025

CS(OS) 813/2025

1. Let the plaint be registered as a suit.
2. Issue summons.
3. Summons be issued to the defendant through all permissible modes.
4. The summons shall state that the written statement shall be filed by the defendant within thirty (30) days from the date of the receipt of summons. Along with the written statement, the defendant shall also file affidavit of admission/denial of the documents of the plaintiff, without which the written statement shall not be taken on record.
5. Liberty is given to the plaintiff to file replication, if any, within thirty (30) days from the receipt of the written statement. Along with the replication filed by the plaintiff, affidavit of admission/denial of the documents of the defendant be filed by the plaintiff.
6. It is made clear that any unjustified denial of documents may lead to



an order of costs against the concerned party.

7. If any of the parties wish to seek inspection of any documents, the same shall be sought and given within the timelines.

8. List on 24th February, 2026.

I.A. 28249/2025 (u/O-XXXIX Rule 1 & 2 of Code of Civil Procedure, 1908)

9. The present suit has been filed for eviction, permanent injunction, *mesne* profits and damages.

10. The subject matter of the present suit is *Farm No. 8, A-7, Rudra Farms, admeasuring 3000 Sq. Yds., Vasant Kunj, Mehrauli, New Delhi* (hereinafter 'suit property').

11. It is stated that the father of the plaintiff, Sh. Balbir Singh Maan, was the owner of the aforesaid suit property who expired on 4th September, 2025.

12. The plaintiff claims title in the aforesaid parcel of land on the basis of the registered Wills dated 28th May, 2010 and 27th December, 2012 executed by his father, Late Sh. Balbir Singh Maan, in terms of which, the entire aforesaid land was bequeathed to the plaintiff.

13. The suit property was leased to the defendant at a monthly rent of Rs. 2 Lakhs per month. There was no written lease agreement and the defendant was inducted as a tenant on a month-to-month basis.

14. It is stated that up-to-date rent has been duly paid by the defendant to the plaintiff, details of which are given in paragraph no.11 of the plaint.

15. The grievance of the plaintiff is that the defendant has raised unauthorised constructions in the said land by way of temporary porta cabin/structures and is using the property for commercial activities, which is not permissible as per Municipal Bye-Laws.



16. A written complaint dated 15th April, 2025, was filed by the plaintiff before the Vasant Kunj Police Station against the defendant.
17. Notices dated 17th June, 2025 and 4th September 2025 have been issued by the plaintiff to the defendant, terminating the tenancy and calling upon the defendant to hand over the possession.
18. None of the aforesaid notices have been replied to by the defendant.
19. Issue Notice.
20. Notice be issued to the defendant through all permissible modes.
21. Reply be filed within four (4) weeks.
22. Rejoinder thereto, if any, be filed within three (3) weeks thereafter.
23. Based on the aforesaid narration of facts, *prima facie* case has been made out on behalf of the plaintiff. Balance of convenience is in favour of the plaintiff and irreparable injury would be caused to the plaintiff if any third-party interest is created in respect of the suit property.
24. Consequently, till the next date of hearing, no third-party interest shall be created in respect of the aforesaid suit property.
25. Compliance under Order XXXIX Rule 3 of the Code of Civil Procedure, 1908 shall be done within three (3) days from today.
26. List before the Joint Registrar on 12th January, 2026, for completion of service and pleadings.
27. List before the Court on 24th February, 2026.

AMIT BANSAL, J

NOVEMBER 13, 2025/ds