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

+ **CS(OS) 813/2025 & I.A. 11351/2026**

DEEPAK KUMAR MAAN

.....Plaintiff

Through: Mr. Arjun Singh Bawa, Mr. Sahil
Gupta, Ms. Apoorva Pradhan,
Advocates (M:9758777845)

versus

VIKRANT KHANNA

.....Defendant

Through: Mr. Lokesh Kumar Kalra, Advocate
(M: 9810302898)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

% **24.04.2026**

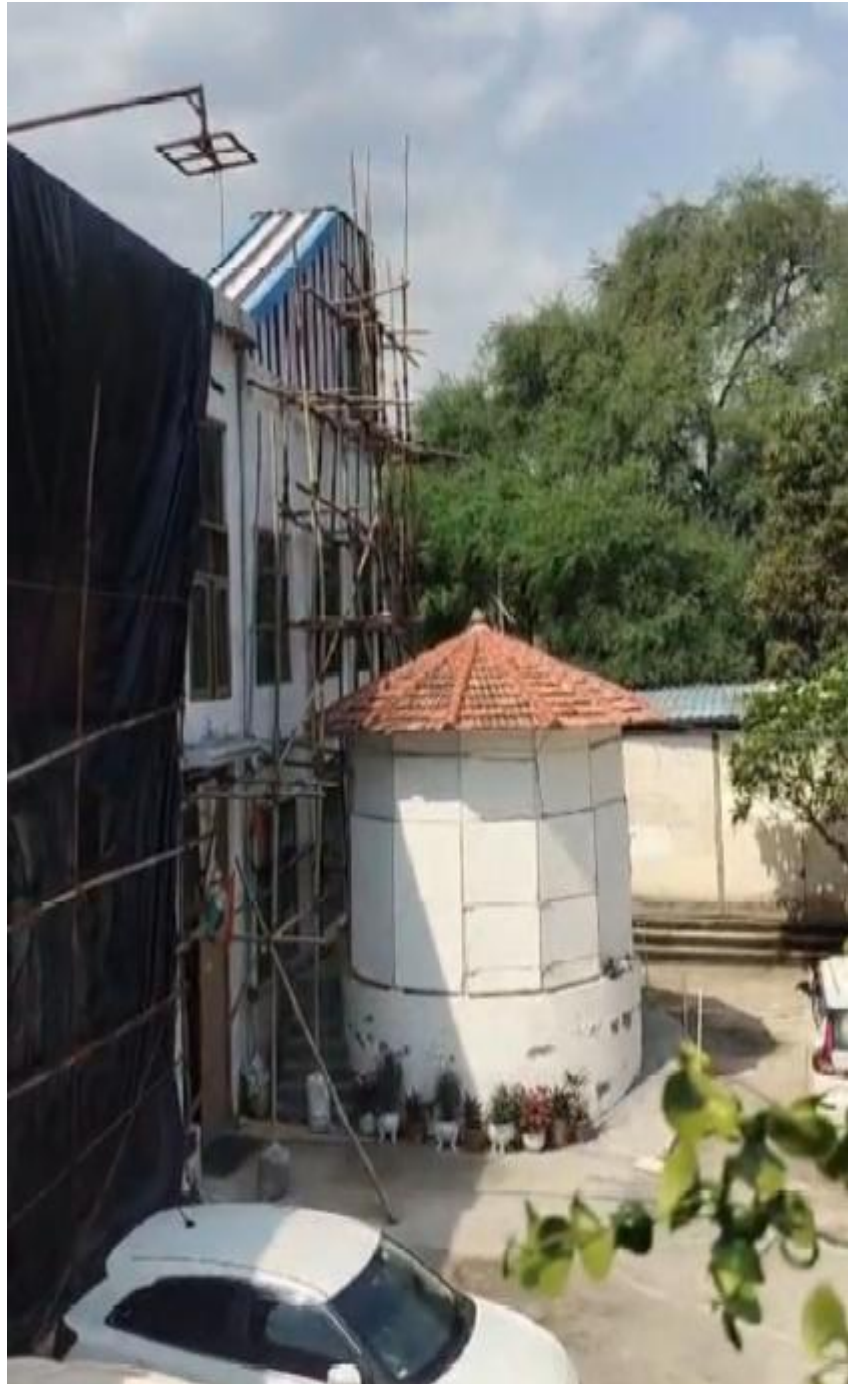
I.A. 11351/2026 (under Order XXXIX Rules 1 and 2, CPC)

1. The present application has been filed on behalf of the plaintiff under Order XXXIX Rules 1 and 2 of the Code of Civil Procedure, 1908 ("CPC"), seeking urgent interim directions against the defendant.
2. Learned counsel for the plaintiff submits that the present suit has been filed by the plaintiff seeking eviction against the defendant in respect of the property bearing *Farm No. 8, A-7, Rudra Farms*, admeasuring approximately 3000 Sq. Yards, situated at *Vasant Kunj, Mehrauli, New Delhi – 110070*.
3. It is submitted that the suit property was let out to the defendant strictly and exclusively for residential purposes. However, in blatant violations of the terms and conditions of the tenancy, the defendant has erected temporary Porta Cabins and structures, thereby, unlawfully



converting the use of the said premises for commercial activities.

4. Learned counsel for the plaintiff has drawn the attention of this Court to the photographs attached with the present application, which are reproduced as under:





5. Issue notice. Notice is accepted by learned counsel for the defendant.
6. This Court notes the submissions made by learned counsel for the plaintiff that no consent or approval for any construction has been given by



the plaintiff to the defendant. This Court further takes note of the submission of learned counsel for the plaintiff that unauthorized construction is being carried out by the defendant in the suit premises.

7. Accordingly, it is directed that *status quo* shall be maintained with regard to any construction in the suit property.

8. Further, considering the submissions made before this Court, it is directed that the officials of the Municipal Corporation of Delhi (“MCD”), having jurisdiction over the suit property, shall inspect the same, within a period of ten (10) days from today.

9. Upon inspection, the MCD shall file a Status Report, clearly detailing the extent and nature of the construction being undertaken in the suit property.

10. Let the said Status Report be filed by the MCD, within a period of four weeks, from today.

11. Accordingly, issue Court Notice to Ms. Puja Kalra, Standing Counsel for the MCD, to take necessary action in this regard, and file the requisite Status Report, in terms of the directions of this Court.

12. Re-notify on 20th July, 2026.

MINI PUSHKARNA, J

APRIL 24, 2026/au