



\$~46

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

+ **CS(OS) 813/2025 & I.A. Nos. 11943/2026 & 11944/2026**

DEEPAK KUMAR MAAN

.....Plaintiff

Through: Mr. Arjun Singh Bawa, Mr. Sahil Gupta, Mr. Siddhartha, Ms. Apoorva Pradhan, Advocates (M:7990934014)

versus

VIKRANT KHANNA

.....Defendant

Through: Mr. Ashim Vachher, Sr. Adv. along with Ms. Zeba Khair, Ms. Saiba M. Rajpal, Advocates (M:9810602612) Ms. Puja S. Kalra, SC-MCD (M:9312839323)

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

%

29.04.2026

I.A. 11943/2026

1. The present application has been filed on behalf of the defendant under Section 151 of the Code of Civil Procedure, 1908 ("CPC"), seeking directions of this Court to permit the defendant to carry out simple repair and maintenance activities, in order to improve the basic living conditions in the suit property.
2. By order dated 24th April, 2026, this Court has already directed the concerned officials of the Municipal Corporation of Delhi ("MCD") to visit the suit property, and file a Status Report before this Court with regard to the nature and extent of construction, being carried out by the defendant therein.
3. It is further directed that the MCD shall inspect the whole of the suit



property upon their visit to the suit property. The MCD shall file a fresh Status Report before this Court, indicating the status of the suit property, and whether any basic repair or maintenance work is required in the suit property.

4. Notice has already been issued to Ms. Puja S. Kalra, Standing Counsel for the MCD.

5. Ms. Puja S. Kalra is present before this Court today and she undertakes that the needful shall be done by the MCD.

6. Accordingly, let the said inspection be carried out by the MCD within a period of two weeks, from today.

7. Let Status Report be filed by the MCD, within a period of four weeks.

8. List on the date already fixed, i.e., 20th July, 2026.

I.A. 11944/2026

9. The present application has been filed on behalf of the defendant under Section 151 of the CPC, seeking modification of the order dated 24th April, 2026, passed by this Court.

10. It is to be noted that by order dated 24th April, 2026, this Court had directed the MCD to inspect the suit property, and file a Status Report before this Court, clearly indicating the nature and extent of construction, being carried out by the defendant.

11. By way of the present application, the defendant seeks that the properties of the plaintiff be also inspected by the MCD, for the purpose of bringing forth various commercial and industrial activities being carried out by the plaintiff/ tenants in the said suit properties.

12. This Court notes that the present suit pertains to only the suit property, i.e., property bearing No.8, A-7, Rudra Farms, admeasuring 3000



sq. yards, situated at Vasant Kunj, Mehrauli, New Delhi-110070. Thus, this Court in the present suit proceedings cannot enlarge the scope of the present suit proceedings.

13. However, liberty is granted to the defendant to initiate independent proceedings, by bringing forth the various anomalies being carried out by the plaintiff/ his tenants, by way of complaint with the concerned officials of the MCD.

14. Further, in case, no requisite action is taken by the concerned officials of the MCD, defendant shall be at liberty to seek his remedies, in accordance with law.

15. With the aforesaid directions, the present application is disposed of.

CS(OS) 813/2025

16. List on the date already fixed, i.e., 20th July, 2026.

17. Order *dasti* under the signature of Court Master.

MINI PUSHKARNA, J

APRIL 29, 2026/au