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

+ **CS(OS) 851/2025 & I.A. 29760-29761/2025**

NEETA DEVI & ORS.

.....Plaintiffs

Through: Mr. Uttam Datt, Senior Advocate
with Ms. Sonakshi Singh and
Mr. Aditya Andlay, Advocates for
P-1

Mr. Shashank Khurana and Mr.
Anurag Andley, Advocates for P-2

Mr. Abhishek Mishra and
Mr. Tanmay Gupta, Advocates for
P-3

versus

SANDEEP NAGAR @ SANDEEP KUMAR

.....Defendant

Through:

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

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28.11.2025

I.A. 29761/2025 (exemption)

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

CS(OS) 851/2025

3. Let the plaint be registered as a suit.
4. Issue summons.
5. Summons be issued to the defendant through all permissible modes. 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 plaintiffs, without which the written statement shall not be taken on record.

6. Liberty is given to the plaintiffs to file replication(s), if any, within thirty days from the receipt of the written statement. Along with the replication(s) filed by the plaintiffs, affidavit of admission/denial of the documents of the defendant be filed by the plaintiffs.

7. It is made clear that any unjustified denial of documents may lead to an order of costs against the concerned party.

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

9. List on 11th March, 2026.

I.A. 29760/2025 (u/O-XXXIX Rule 1 & 2 of Code of Civil Procedure, 1908)

10. The present suit has been filed seeking possession, injunction and other ancillary reliefs.

11. It is stated that the plaintiff is the owner of the properties bearing Nos. B33, B34, B41 and B42, each admeasuring 50 sq. meters situated at G.D. Colony, Mayur Vihar, Phase-III, Delhi – 110096 (hereinafter the 'suit properties').

12. The plaintiff no.1 is the mother of plaintiffs no.2 and 3 and the defendant. The husband of the plaintiff no.1 expired on 16th February, 2013. The aforesaid properties were constructed between 2012 and 2014 and the building comprises of basement and four floors. After construction, the properties have been leased out to yield rental income from the said properties.

13. The plaintiff no.1 executed three registered General Power of



Attorneys ('GPAs') dated 8th March, 2022 in favour of the defendant in order for the defendant to collect rental income from the said properties. However, due to the conduct of the defendant, the plaintiff no.1 cancelled the GPAs executed by her through registered documents. The Cancellation Deed against the defendant was registered on 28th December, 2022 and the Certificate of Cancellation of registered General Power of Attorneys dated 8th March, 2022 was issued on 21st January, 2023.

14. Issue Notice.
15. Notice be issued to the defendant *via* all permissible modes, including e-mail.
16. Reply be filed within four (4) weeks.
- 16.1. In the reply, the defendant shall disclose the amount of rental income received from the aforesaid properties from 2022 till date.
17. Rejoinder(s) thereto, if any, be filed within two (2) weeks thereafter.
18. A *prima facie* case is made out in favour of the plaintiffs and against the defendant.
19. Consequently, till the next date of hearing, no third-party interest shall be created in the suit properties.
20. Compliance of Order XXXIX Rule 3 of CPC shall be done within three (3) days from today.
21. List before the Joint Registrar on 30th January, 2026, for completion of service and pleadings.
22. List before the Court on 11th March, 2026.

AMIT BANSAL, J

NOVEMBER 28, 2025/ds