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

+ **CS(OS) 148/2018, I.A. 39572/2024 & I.A. 20414/2025**

**THE YOUNG MENS CHRISTIAN ASSOCIATION OF
ERNAKULAM & ORS.Plaintiffs**

Through: Mr. Akshat Gogna, Advocate
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Mr. Kuriakose Varghese and Ms. Isha
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Mr. Jai Sahai Endlaw and Ms.
Sagarika Kaul, Advs. for P-6
Mob: 9582079503
Mr. Akshat Gogna, Advocate for P-8
Mob: 9971904962

versus

NATIONAL COUNCIL YMCAS OF INDIA & ORS.Defendants

Through: Mr. Manish Sharma, Sr. Adv. along
with Mr. Punet Jaiswal, Adv. for D-1
Mob: 9891243058
Email: puneetjaiswal@gmail.com
Mr. Arjun Mitra, Advocate for
proposed defendant

**CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA**

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**ORDER
20.01.2026**



I.A. 39572/2024

1. Learned Senior Counsel appearing for defendant no. 1 presses the present application and submits that the settlement between the defendant no. 1 and the Developer, i.e., M/s. Datt Real Infra Private Limited, has to be implemented. For this purpose, he draws the attention of this Court to the order dated 18th December, 2025, passed by the Supreme Court in *SLP(C) 14840/2024*, titled as “*The National Council of YMCAS of India Versus M/s Datt Real Infra Private Ltd. & Ors.*”. The said order passed by the Supreme Court reads as under:

- “1. Heard Mr. Vipin Sanghi, learned senior counsel appearing for the applicant for extension of time.*
- 2. Mr. Sanjay Agrawal, learned senior counsel appearing for the non-applicant submits that there was no need for approaching the High Court at all.*
- 3. In any event of the matter, as a last opportunity, we grant eight weeks' time to the applicant to comply with the terms of the settlement.*
- 4. With these observations, the Miscellaneous Application is disposed of.*
- 5. Pending application(s), if any, shall stand disposed of.”*

2. By referring to the aforesaid order, learned Senior Counsel appearing for defendant no. 1 submits that defendant no. 1 has already lost the proceedings that were initiated by the Developer, i.e., M/s Datt Real Infra Private Limited, and the suit for specific performance filed by the said Developer was decreed in their favour.

3. He further submits that the Supreme Court has also directed that the settlement, pursuant to the decree in favour of the Developer, be implemented.

4. Learned Senior Counsel appearing for defendant no. 1 further submits that the initial agreement between defendant no. 1 and the Developer was for



approximately Rs. 5.25 Crores, which was subsequently enhanced to Rs. 10 Crores. Further, 500 sq. feet of land from the developed area was to come to defendant no. 1. Out of the agreed sum of Rs. 10 Crores, an amount of Rs. 5.25 crores has already been received by defendant no. 1.

5. Learned counsel appearing for plaintiff no. 6 submits that they have no objection to the application of defendant no. 1.

6. Learned counsel appearing for plaintiff nos. 4 and 5 submits that they are opposing the application filed on behalf of defendant no. 1. Further, the Agreement dated 28th April, 2016 between the parties for sale of the land in question in *Jabalpur* was for Rs. 10 Crores, which is substantially less than the market price of the land.

7. He further submits that the Memorandum of Understanding (“MoU”) dated 22nd June, 2025 between the parties, itself, shows the circle rate of the area as approximately Rs. 14.96 Crores.

8. He further submits that the matter be referred to mediation. Since the elections of the Young Men’s Christian Association (“YMCA”) are to be held in March, 2026, a new incumbent will join as the President and the decision taken thereby, would be agreeable to the plaintiff nos. 4 and 5 as well.

9. This Court notes that the Developer, with whom the defendant no. 1 has the MoU, dated 22nd June, 2025 and the Agreement dated 28th April, 2016, i.e., M/s Datt Real Infra Private Limited, is not before this Court.

10. Accordingly, issue Court Notice to M/s Datt Real Infra Private Limited, by all modes, to be served through learned counsel appearing for defendant no. 1.

11. The address of M/s Datt Real Infra Private Limited, as provided by



learned counsel appearing for defendant no. 1, is as follows:

*“1148A Napier Town, Jabalpur,
Madhya Pradesh.”*

12. List on 17th April, 2026.

MINI PUSHKARNA, J

JANUARY 20, 2026/SK