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

+ RFA 1180/2025

ANIL KAULA

.....Appellant

Through: Mr. Ravi Sikri, Sr. Advocate with Ms. Shilpa Ohri, Mr. Gaurav Goyal, Mr. Deepank Yadav, Mr. Abhishek P. Mr. Nishant Goyal and Mr. Vaibhav Sharma, Advocates.

versus

RAJEEV KAULA & ORS.

.....Respondents

Through: Mr. Anupam Srivastava and Dr. Chandra Shekhar, Advocates for R-1. Mr. Ankur Mahindro, Mr. Rohan Taneja, Mr. Mohit Dagar and Ms. Treesha Shashtri, Advocates for R-2 &5. Mr. Jagrup Singh Hazrat, Advocate for R-3 &4.

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

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23.12.2025

CM APPL. 81831/2025 (exemption)

Exemption granted, subject to just exceptions.

Let requisite compliances be made within 01 week.

The application stands disposed-of.

RFA 1180/2025

CM APPL. 81830/2025 (stay)

CM APPL. 81832/2025 (condonation of 321 days' delay in filing)

By way of the present regular first appeal filed under section 96 of the Code of Civil Procedure 1908, the appellant impugns judgment



and decree dated 23.12.2024 passed by the learned District Judge-04, South District, Saket District Courts, New Delhi in suit bearing CS DJ No.8103/2016.

2. Issue notice.
3. Learned counsel as above appear for the respondents on advance copy; accept notice; and seek time to file replies to CM APPL. No. 81830/2025 and CM APPL. No. 81832/2025.
4. Let replies to CM APPL. No. 81830/2025 and CM APPL. No. 81832/2025 be filed within 06 weeks; rejoinder(s) thereto, if any, be filed within 04 weeks thereafter; with copy to the opposing counsel.
5. No reply is required in the appeal.
6. Re-notify on 11th March 2026 before the learned Joint-Registrar for completion of pleadings in CM APPL. No. 81830/2025 and CM APPL. No. 81832/2025.
7. Let trial court record be requisitioned in electronic form; and copy of TCR be supplied to counsel on request.
8. In the meantime, considering that the dispute involves close family members and relates to a claim for partition of a family property, on the suggestion of the court, learned senior counsel appearing for the parties submit, that the parties are willing to explore the possibility of a mediated settlement.
9. Accordingly, the parties are referred to mediation before the Delhi High Court Mediation & Conciliation Centre, with a request to the learned Organizing Secretary to appoint a senior mediator in the matter.



10. Let the parties approach the Mediation Centre on 24th December 2025 at 02:30 p.m. for the above purpose.
11. A copy of this order be sent to the learned Organizing Secretary of the Mediation Centre, for information and compliance.
12. The mediation shall be time bound, to be completed before the next date of hearing before this court.
13. Since one of the parties is ordinarily residing in the United States, the learned Mediator is requested to permit that party to join *via* video-conferencing.
14. Awaiting the outcome of mediation, list on 17th February 2026.
15. In the meantime, considering the contours of the matter, it is directed that the suit property W-21, Green Park, New Delhi shall not be put to auction till the next date of hearing before this court.
16. The regular first appeal will be considered *subject to* decision on the condonation of delay application.

ANUP JAIRAM BHAMBHANI, J

DECEMBER 23, 2025

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