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

+ **CS(OS) 5/2026**

RAMAN JAIN

.....Plaintiff

Through: Mr. Vikas Maini and Mr. Ankit
Banati, Advs.

versus

MAGAN MALA JAIN & ORS.

.....Defendants

Through:

CORAM:

DR. JAGMINDER SINGH (DHJS) JOINT REGISTRAR (JUDICIAL)

ORDER

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22.01.2026

CS(OS) 5/2026

1. As per ordersheet dated 05.01.2026, part arguments were heard on the point of summoning and after some arguments on peculiarly jurisdiction and court fees, at the request of learned counsel, the matter was listed before the Hon'ble Court.
2. The matter is again taken up in compliance of order of Hon'ble Court dated 14.01.2026. Learned counsel for plaintiff requested for issuance of summons in the present suit. Further arguments heard on the point of summoning.
3. Perusal of plaint reveals that it is a suit for declaration with prayer to declare the sale deed dated 22.11.2024 as illegal, *non-est* and null and void and further to declare the plaintiff as owner of 25% in respect of the property bearing No. MD-69, Vishakha Enclave, Pitampura, Delhi. Further prayer is made seeking certain directions to initiate police investigation.



4. As per peculiarly jurisdiction para no. 52 of the plaint value of the suit property as per the sale deed is mentioned as Rs.4,18,50,000/-. The copy of sale deed in question is perused, filed by the plaintiff along with the documents, which reflects the value of suit property/consideration price as Rs. 4,18,50,000/-.
5. As per para no. 54 of the plaint, the plaintiff has paid the court fees as per the reliefs of declaration and further undertaken to file any further court fees payable as per law.
6. Keeping in view the entire facts and circumstances, contents of the plaint and submissions made by learned counsel, let the present plaint be registered as a suit.
7. Issue summons for settlement of issues to the defendants through all approved modes, on taking necessary steps on behalf of plaintiff, for next date of hearing.
8. Put up for completion of service and thereafter for completion of pleadings in accordance with law for 20.04.2026.

DR. JAGMINDER SINGH (DHJS)
JOINT REGISTRAR (JUDICIAL)

JANUARY 22, 2026/tp