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

+ CS(OS) 381/2026, I.A. 11997/2026, I.A. 11998/2026, I.A. 11999/2026, I.A. 12000/2026, I.A. 12001/2026

RAJ KUMAR GUPTAPlaintiff

Through: Mr. Rajesh Khaware, Adv.

versus

MONICA GUPTA AND ORS.Defendants

Through: Mr. Kartik Sharma, Advocate on behalf of Mr. Anubhav Gupta (Panel Counsel GNCTD).

CORAM:

HON'BLE MR. JUSTICE SUBRAMONIUM PRASAD

ORDER
20.05.2026

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1. The present suit has been filed by the Plaintiff seeking declaration of various Sale Deeds and Supplementary Sale Deeds as null and void and for recovery of possession of land measuring 11 Biswa (approximately 1088 sq. yards) situated in Khasra No.273/2, Min., Shahabad Mohammadpur, New Delhi.

2. It is the case of the Plaintiff that he became owner of land measuring 5000 sq. yards falling in Khasra No.273/2, Min., Shahabad Mohammadpur, New Delhi, by virtue of Orders dated 04.07.2007 and 03.08.2007 passed by the Company Law Board, Principal Bench, New Delhi ('CLB') in Company Petition No.14 of 1999 titled "Raj Kumar Gupta & Ors. Vs. Banaras Beads Limited & Ors." The Plaintiff and Late Shri Ajit Kumar Gupta, who was the



then Managing Director of Defendant No.7 company namely M/s Prashant Glass Works Pvt. Ltd., are stated to be real brothers and their respective lands measuring 5000 sq. yards and 4350 sq. yards were collectively known as “Gupta Farms”.

3. It is further averred that in the year 2018, Defendant No.2 Vinay Mani Tripathi entered into an Agreement to Sell dated 04.05.2018 in respect of land measuring 4350 sq. yards belonging to Defendant No.7 company, which agreement was executed by the Plaintiff in his capacity as Authorized Signatory of Defendant No.7 company along with Late Shri Ajit Kumar Gupta. During the subsistence of the said agreement, approximately 1094 sq. yards of land was sold to prospective buyers introduced by Defendant No.2.

4. The Plaintiff further alleges that after the demise of Shri Ajit Kumar Gupta on 25.06.2020, Defendant Nos.1 to 6, in connivance with each other, forged documents and illegally executed Sale Deeds dated 05.02.2021 and 11.03.2021 as well as Supplementary Sale Deeds dated 02.07.2021 in respect of land belonging to Defendant No.7 company. According to the Plaintiff, while executing the aforesaid sale documents, the Defendants also included 11 Biswa of adjacent land belonging to Banaras Beads Limited, which had fallen to the share of the Plaintiff pursuant to the CLB orders. Plaintiff has, therefore, approached this Court by filing the present Suit.

5. Let the Plaint be registered as a suit.

6. Issue summons to the Defendants, to be served through all permissible modes, including *Dasti*.

7. The summons to the Defendants shall indicate that the Written Statement(s) to the Plaint shall be positively filed within a period of 30 days from the date of receipt of summons. Along with the Written Statement(s),



the Defendants shall also file the affidavit(s) of admission/denial of the documents of the Plaintiff, without which the Written Statement(s) shall not be taken on record.

8. Liberty is given to the Plaintiff to file the Replication within a period of 30 days of the receipt of the Written Statement(s). Along with the Replication, if any, filed by the Plaintiff, the affidavit(s) of admission/denial of documents of the defendant(s) shall be filed by the Plaintiff, without which the Replication(s) shall not be taken on record.

9. List before the Joint Registrar on 28.07.2026.

I.A. NO. 11997/2026 (Stay)

10. This Application under Order XXXIX Rules 1 & 2 of the CPC has been filed by the Plaintiff seeking *ex-parte ad interim* injunction against the Defendants.

11. Issue Notice.

12. On Plaintiff's taking steps, let notice be served on the Defendants through all permissible modes, including *Dasti*.

13. Having considered the contents of the Plaint and also having heard the learned counsel for the Plaintiff, this Court is of the opinion that the Plaintiff has been able to make out a *prima facie* case in his favour. The balance of convenience is also in favour of the Plaintiff and against the Defendants. The Plaintiff is likely to suffer a grave irreparable injury in case an *ad interim ex-parte* injunction is not granted.

14. Accordingly, the Defendants are directed not to alienate, transfer or create third party rights in the Suit Property till further order.

15. Let reply(ies) to the Application be filed by the Defendants within a period of four weeks of receipt of the notice. Rejoinder thereto, if any, be



filed within a period of three weeks thereafter.

16. List before the Court on 11.08.2026.

17. Compliance of Order XXXIX Rule 3 of the CPC will be made within three days from today.

SUBRAMONIUM PRASAD, J

MAY 20, 2026

Rahul