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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CS(OS) 2424/2010**
JAI RATTAN BHALLA AND ANOTHERPlaintiffs

Through: Mr. Rajat Navet, Advocate.

versus

PURI INVESTMENTS AND OTHERSDefendants
Through: Mr. Jeevesh Nagrath, Sr. Advocate
with Ms. Kirti Mewar, Advocate.

CORAM:

HON'BLE MR. JUSTICE VIKAS MAHAJAN

ORDER

% **25.03.2026**

I.A. 17332/2025 (Application under Order XXIII Rule 1 read with Section 151 CPC by the plaintiffs)

1. Mr. Rajat Navet, learned counsel appearing on behalf of the plaintiffs seeks to withdraw the present application.

2. The application is dismissed as withdrawn.

I.A. 16950/2025 (Application under Section 151 CPC by defendant nos. 2, 5 and 6 seeking transposition of applicants/defendants as plaintiffs)

3. Mr. Jeevesh Nagrath, learned Sr. Counsel appearing on behalf of the defendants/applicants, on instructions, seeks to withdraw the present application.

4. Application is dismissed as withdrawn.

I.A. 8087/2026 (for exemption)

5. Allowed, subject to all just exceptions.

6. Application stands disposed of.

I.A. 8086/2026 (Joint application under Section 151 CPC by the plaintiffs and defendant nos. 2, 5 and 6)

7. The present application has been jointly filed by plaintiffs and defendant nos. 2, 5 and 6 seeking modification of the order dated 01.2.2010 and 25.09.2024 thereby permitting defendant no.5 to sell her 10% undivided



but defined share i.e., 6/60 in the remaining suit property which has been described in Para 8(i) and 8(ii) of the present application, in the following terms:

“(i) the entire large showroom which is on the ground floor (admeasuring 2318.718 sq. ft.) and the mezzanine floor (admeasuring 1223.017 sq.ft.) of the property bearing no. E-6 & 7, Connaught Place, New Delhi-110001, and both areas facing the inner circle of Connaught Place New Delhi- 110001, admeasuring approximately 3541.735sq. ft.; and

(ii) the portion of terrace shown in pink over the first floor of the said large showroom of the property bearing no. E-6 & 7, Connaught Place, New Delhi- 110001 on the inner circle of Connaught Place, along-with the proportionate land rights under the portions”

8. It is stated in the application that parties were co-owners of the property bearing no. E-6 and E-7, Connaught Place, New Delhi admeasuring 10844.96 Sq. Ft with the construction standing on it having undivided but defined share.

9. During the pendency of the present suit, parties arrived at a settlement on certain aspects and issues and accordingly filed an application bearing I.A. no. 8528/2017, praying for passing of a preliminary decree in the present suit. *Vide* order dated 28.07.2017, this Court had allowed the said application and a preliminary decree was passed. In terms of the said preliminary decree, the share of defendant no.5, namely Ms. Rashmi Kaura is 6/60 in the suit property.

10. It is stated that defendant no. 5 has agreed to sell while the plaintiff and the defendant nos. 2 and 6 have agreed to purchase the same. However, in view of the order of *status quo* passed by this Court on 01.12.2010 and 25.09.2024, the present application has been filed to take on record the settlement arrived at between the parties and for grant of permission to



defendant no.5 to sell her share.

11. The plaintiff is represented by Mr. Rajat Navet, learned counsel whereas the defendants are represented by Mr. Jeevesh Nagrath, learned Sr. Counsel. Mr. Nagrath, on instructions, submits that other co-defendants have no objection in case the present application is allowed. He submits that other co-defendants have also filed their affidavit by way of no objection with regard to the present arrangement, to which attention of the Court has been drawn.

12. The arrangement/settlement arrived at between plaintiff, defendant nos. 2, 5 and 6 has been recorded in Para 12 of the application.

13. Having perused the terms of the mutual settlement, this Court finds the same to be lawful, therefore, there does not appear to be any impediment in allowing the present application.

14. Accordingly, present application is allowed and defendant no.5 is permitted to sell her 10% undivided but defined share i.e. 6/60 in the remaining suit property as described in Para 8 of the application and in terms of the settlement recorded in Para 12 of the application, to the plaintiff as well as the defendant nos.2 and 6.

15. The application stands disposed of in the above terms.

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16. List before the learned Joint Registrar for further proceedings on 14.09.2026.

VIKAS MAHAJAN, J

MARCH 25, 2026/jg