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

+ **CS(OS) 571/2017 & I.A. 368/2026**

**LATE JAGDIP KAUR & ORS.**

.....Plaintiffs

Through: Ms. Kanika Agnihotri and Mr. Amer  
Vaid, Advs. for P-1(A)

versus

**MANBIR SINGH OBEROI & ORS.**

.....Defendants

Through: Ms. Aastha Dhawan, Mr. Aditya  
Sharma, Ms. Shaini Bhardwaj and  
Mr. Vedic Thukral, Advs. for D-1  
Mob: 7895664246  
Mr. Mohit Gupta, Adv. (Receiver)

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

**ORDER**  
**08.01.2026**

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**I.A. 368/2026**

1. The present application has been filed on behalf of defendant no. 1, for directions under Section 151 of the Code of Civil Procedure, 1908 ("CPC").
2. Learned counsel appearing for the defendant no. 1 submits that in terms of the order passed by this Court, *vide* order dated 11<sup>th</sup> October, 2021, the property in question, i.e., A-16/4, Ground Floor, Vasant Vihar, New Delhi, is in possession and custody of the learned Receiver, i.e., Mr. Mohit Gupta, Advocate.



3. It is submitted that since the property in question requires repair work, both the parties had prepared a list of works to be carried out, in terms of the directions of this Court, *vide* order dated 04<sup>th</sup> April, 2024.

4. The present application has been filed, since as per defendant no. 1, the property in question requires major renovation work, and that basic repairs like painting, polishing, plumber work, etc., are insufficient to restore the property in question to a functional and habitable condition, and to fetch handsome rentals.

5. *Per contra*, learned counsel appearing for the plaintiffs submits that the property in question requires only basic repairs, in order to make the same habitable, so that the property could be rented out.

6. Learned Receiver appears before this Court through video conferencing and submits that the list of works to be carried out in the subject property, along with the quotation indicating the amount for carrying out such repair works, has already been submitted by the plaintiffs, and is with the Receiver.

7. He further submits that however no latest quotation has been submitted on behalf of defendant no. 1.

8. Accordingly, all the parties are directed to file their note of submissions as regards the repair works, which are required to be carried out in the subject property.

9. The learned Receiver is also at liberty to open the quotation as submitted by the plaintiffs, and make submissions in that regard in his note of submissions. Further, learned Receiver shall also file photographs of the subject property, along with the list of repair works, which as per the Receiver and in line with the earlier discussion with the parties, are required



to be carried out in the subject property.

10. Let the needful be done by the parties, within a period of ten days from today.

11. List for consideration on 30<sup>th</sup> January, 2026.

**MINI PUSHKARNA, J**

**JANUARY 8, 2026/SK**