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

+ CS(OS) 571/2017, CRL.M.A. 10504/2023, I.A. 12006/2017, I.A. 5008/2018, I.A. 5009/2018, I.A. 5102/2018, I.A. 16489/2019, I.A. 799/2020, I.A. 6219/2020, I.A. 9084/2020, I.A. 10202/2021, I.A. 14095/2021, I.A. 10858/2023, I.A. 10859/2023, I.A. 14451/2023, I.A. 15814/2023, I.A. 18828/2023, I.A. 4304/2024, I.A. 10077/2024, I.A. 10758/2024, I.A. 39423/2024, I.A. 17386/2025, I.A. 368/2026 & O.A. 98/2023
LATE JAGDIP KAUR & ORS.Plaintiffs

Through: Ms. Kanika Agnihotri, Mr. Amer Vaid and Ms. Vagmi Singh, Advs.

versus

MANBIR SINGH OBEROI & ORS.Defendants

Through: Ms. Astha Dhawan, Adv. for D-1
Mr. Lokesh Bhola and Mr. Abhishek Singh Chauhan, Advs. for D-2 (Through VC)
Mr. Mohit Gupta, Adv. (Receiver)
M: 9312833620

CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER
18.02.2026

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I.A. 368/2026

1. The present application has been filed on behalf of defendant no. 1 for directions in respect of the repairs and renovation works to be carried out in the suit property, i.e., A-16/4, Vasant Vihar, New Delhi.

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2. Learned counsel appearing for the defendant no. 1 submits the suit property is lying vacant for more than four years and requisite repairs and renovation works, besides the basic repairs are needed to be carried out.

3. She submits that the basic repairs would be insufficient to restore the property in question to a functional and habitable condition and to further fetch handsome rentals. Thus, the present application has been filed.

4. *Per contra*, learned counsel appearing for the plaintiffs submits that this Court by way of the order dated 04th April, 2024 has already passed directions, with respect to the repair works, which are to be done in the suit property. She draws the attention of this Court to the affidavit filed by the learned Receiver to submit that the learned Receiver has already indicated the basic repair works which are to be carried out in the suit property. She further submits that the initial estimate for repairs of approximate Rs. 5-6 lacs has been enhanced to approximately Rs. 85 lacs by the defendant by praying for extensive repair work in the suit property.

5. At this stage, learned counsel appearing for defendant no. 1 draws the attention of this Court to the submissions filed on behalf of defendant no. 1, wherein, certain other repairs/renovation works have been indicated besides *viz.*, upgradation of electrical systems, comprehensive plumbing work, replacement of toilet fixtures, including, toilet seats, etc. Further, defendant no. 1 has indicated that replacement of tiles and other ancillary works are also to be carried out.

6. Accordingly, considering the submissions made before this Court, the learned Receiver is directed to inspect the suit property himself and assess the basic repairs and renovation works, which are needed for the purposes of making the suit property habitable, so that the same can be let out for the



benefit of the parties.

7. The learned Receiver shall also call upon the plaintiffs and defendant no. 1, through themselves or their representatives, for a joint inspection in the presence of the learned Receiver, to assess the repairs and renovation works which are required to be undertaken in the suit property.

8. The learned Receiver shall consider the suggestions of both the parties and make his own assessment after hearing the representatives of both the parties.

9. The assessment of the learned Receiver, as regards the basic repair works to be carried out in the suit property, shall be final.

10. The scope of the work, as finalized by the learned Receiver for being carried out in the suit property, shall be duly communicated by the learned Receiver to the learned counsels appearing for the plaintiffs and defendant no. 1.

11. Upon receipt of such communication, the plaintiffs, as well as defendant no. 1 shall give the name of their contractors along with the estimated cost to the learned Receiver.

12. The learned Receiver shall be at liberty to consider the names and the estimate given by both the parties and choose what the learned Receiver considers best for the purposes of carrying out the assessed work.

13. Let the learned Receiver call the parties for a joint inspection, within a period of four weeks, from today.

14. It is clarified that the aforesaid repairs and renovation works are to be carried out only on the ground floor of the suit property.

15. With the aforesaid directions, the present application is accordingly, disposed of.



CS(OS) 571/2017

16. List on the date already fixed, i.e., 24th March, 2026.

MINI PUSHKARNA, J

FEBRUARY 18, 2026/KR