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IN THE HIGH COURT OF DELHI AT NEW DELHI

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CS(OS) 276/2024

NATRAJ COMMERCIAL COMPLEX PVT LTD THROUGH ITS
DIRECTOR SH RAJAN TEWARIPlaintiff

Through: Mr. Rahul Sharma, Mr. Rishab
Kaushik, Mr. Mani Kant, Ms. Shikha
Singh and Mr. Rohit Rana, Advs.

versus

SANJEEV KUMAR AND ANR

.....Defendants

Through:

CORAM:

HON'BLE MR. JUSTICE VIKAS MAHAJAN

ORDER

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24.02.2026

I.A. 5084/2026 (under Section 151 CPC by plaintiff seeking appropriate directions/orders with affidavit)

1. The present application has been filed seeking following relief:

“a) Take on Record the sale-deed dated 06.12.2026 executed between the plaintiff and the defendant No.1 and 2 before the concerned sub-registrar in terms of and in compliance of consent order dated 02.12.2025 passed in CS(OS) 276/2024;

b) Take on record the conduct of Defendant No. 1 for willful suppression of facts in pursuing SLP(C) No. 3574/2026 despite full compliance and execution of Sale Deed as abuse of process of law;

c) Initiate suo-moto civil contempt proceedings under Section 12 of the Contempt of Courts Act, 1971 against the defendants as per the consent order dated 02.12.2025 passed by this Hon'ble Court in view of the malafide conduct of the defendant no.1 in selectively honoring and abiding the terms and conditions of the Consent Order dated 02.12.2025 passed by this Hon'ble court in CS (OS) 276/2024;

d) Direct that the Demand Draft in favour of Defendant No. 1 shall remain deposited with the Registry and not be released until withdrawal of the SLP or its final disposal by the Hon'ble Supreme Court;”

2. Mr. Rishab Kaushik, learned counsel for the plaintiff/applicant



submits that a consent decree was passed on 02.12.2025 and in terms of thereof, the plaintiff deposited 03 demand drafts bearing no. (i) DD No. 025203 dated 08.01.2026 for an amount of Rs. 1,96,11,737/-, (ii) DD No. 025206 dated 09.01.2026 for an amount of Rs. 2900/- and, (iii) DD No. 025202 dated 08.01.2026 for an amount of Rs. 1,96,11,737/-, with the Registrar General of this Court. Subsequently, the defendants also executed the Registered Sale Deed on 06.02.2026.

3. However, now it has transpired that the defendants have approached the Hon'ble Supreme Court by way of an SLP bearing no. 3574/2026 challenging the consent decree dated 02.12.2025.

4. He submits that the amount which has been deposited by the plaintiff, if withdrawn by the defendants shall be made subject to the outcome of the present application.

5. In view of the above, issue notice to the defendants/non-applicants through their counsel, by all permissible modes, returnable on 15.07.2026.

6. Let reply to the application be filed within a period of four weeks. Rejoinder thereto, if any, be filed before the next date.

7. In the meanwhile, it is directed that the amount deposited by the plaintiff, if withdrawn by the defendants, shall abide by the outcome of aforesaid SLP.

8. Order *dasti* under the Signatures of the Court Master.

VIKAS MAHAJAN, J

FEBRUARY 24, 2026/dss