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

+ **CS(OS) 180/2026 & I.A. 5426/2026**

RENU JAIN & ORS.

.....Plaintiffs

Through: Mr. Sandeep Khatri, Mr. Sushil
Bhagat and Mr. Aakash Bansal, Advs.
Mob: 9582286878
Email: advosushil1@gmail.com

versus

PRADEEP KUMAR JAIN & ORS.

.....Defendants

Through: Mr. Varun Jain and Mr. Deepak
Kushwaha, Advs. for D-1 & 3
(Through VC)
Mob: 9958646201
Email: contactus@akjlaw.in

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

% **27.03.2026**

1. The present suit has been filed seeking partition of the property, i.e., *House No. 130, Veer Nagar, Jain Colony, Gur Mandi, Subzi Mandi, Delhi-110007.*
2. Pursuant to the last order, learned counsel appearing for defendant no. 1 draws the attention of this Court to the document filed on behalf of the defendant, i.e., Conveyance Deed dated 19th October, 2000, with respect to the suit property in favour of defendant no. 1, by Delhi Development Authority ("DDA").
3. Clearly, in view of the Conveyance Deed in favour of defendant no. 1,



the suit for partition on the basis of the property being Hindu Undivided Family (“HUF”), would not be maintainable.

4. At this stage, learned counsel appearing for the plaintiffs submits that they may be allowed to withdraw the present suit, with liberty to file a fresh suit, as the plaintiffs would now challenge the Conveyance Deed also.

5. It is submitted that the fact of Conveyance Deed in favour of defendant no. 1 was not in the knowledge of the plaintiffs.

6. *Per contra*, learned counsel appearing for defendant no. 1 submits that the plaintiffs were in the knowledge of the Conveyance Deed in favour of defendant no. 1.

7. Keeping the issue of knowledge of the plaintiffs, with regard to the Conveyance Deed in favour of defendant no. 1 open, the present suit is allowed to be withdrawn, with the aforesaid liberty.

8. The pending application also stands disposed of.

MINI PUSHKARNA, J

MARCH 27, 2026/SK