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

+ **CS(OS) 864/2024**

AJAY VIRMANI

.....Plaintiff

Through: Mr. Alok Kothari, Adv. with Plaintiff
in person.

versus

BRIJ BHUSHAN VIRMANI

.....Defendant

Through: Defendant in person.

CORAM:

HON'BLE MR. JUSTICE AVNEESH JHINGAN

ORDER

26.02.2026

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I.A. 5350/2026

1. This application is jointly filed on behalf of the parties seeking recording of the settlement between the parties and for passing a decree in the suit. The application encapsulates the following terms:

“(i) That the Plaintiff and Defendant have reached an out-of-court full and final settlement between themselves in the present suit whereby they have agreed to sell the suit property i.e. Shop No. 555, Old Lajpat Rai Market, Delhi-110006 admeasuring 13.10 sq. mtrs. consisting of basement, ground floor, first floor and second floor with its roof rights and divide the sale proceeds of the same between themselves.

(ii) That the parties to the present suit have also agreed that upon sale of the suit property and receipt of sale proceeds by both the parties, they shall have no further claims against each other.”



2. For the reasons mentioned therein, the application is allowed.
3. In view of the above, the suit stands decreed in terms of the settlement. Let a decree-sheet be drawn up by the Registry accordingly.

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4. Learned counsel for the plaintiff, on instructions from the plaintiff present in Court as identified by counsel, submits that the parties have reached an out-of-court settlement and seeks permission to withdraw the suit. The defendant present in Court is not disputing this fact.
5. The suit is disposed of as withdrawn in terms of the settlement.
6. The next date of hearing in the suit i.e., 06.04.2026 stands cancelled.

AVNEESH JHINGAN, J

FEBRUARY 26, 2026
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