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

CNR No. DLHC010367802026

+ **RC.REV. 276/2026**

NAVNEET JAIN

.....Petitioner

Through: Ms. Shalini Kapoor, Mr. Ashok
Kumar, Ms. Divyanshi Saxena
and Mr. Udit Bhatiani, Advs.

versus

PADAM CHAND GUPTA & ANR Respondents

Through: Mr. Vijay Joshi, Adv.

CORAM:

**HON'BLE MR. JUSTICE HARISH VAIDYANATHAN
SHANKAR**

ORDER
18.08.2026

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1. The present Revision Petition has been filed under Section 25-B(8) of the Delhi Rent Control Act, 1958, assailing the Eviction Order dated 06.04.2026 passed by the learned ACJ/CCJ/ARC, East District, Karkardooma Courts, Delhi [**“learned ARC”**] in Eviction Petition No. 55/2020 [**“Eviction Petition”**], titled *“Padam Chand Gupta v. Naveet Jain”*.

2. On 11.08.2026, an objection was raised by learned counsel appearing on behalf of the Respondents that the Petitioner herein was a fence-sitter and that the present Petition had been filed only after the judgment passed by this Court on 20.07.2026 in RC.REV. 228/2026, titled *“Avinash Jain v. Padam Chand Gupta & Anr.”*

3. In view of the aforesaid submission, this Court considered it



appropriate to call for a Status Report from the Registry indicating the filing and re-filing details of the present Petition.

4. The filing details as discernible in the Status Report indicate that the present Petition was filed on 08.07.2026, with the first re-filing having been effected on 14.07.2026 and thereafter on multiple dates. Thus, the objection raised on behalf of the Respondents that the present Petition was filed only after the judgment dated 20.07.2026 does not appear to be borne out from the record.

5. Learned counsel appearing on behalf of the Respondents fairly submits that, on merits, similar matters have already been decided by this Court and that the present Petition may also be disposed of in terms of the said judgment.

6. In view of the aforesaid and considering the judgment dated 20.07.2026 passed by this Court in RC.REV. 228/2026, the present Petition is allowed in terms thereof.

7. Accordingly, the matter is remanded to the learned ARC for consideration in accordance with law.

8. The parties shall appear before the learned ARC on 31.08.2026.

HARISH VAIDYANATHAN SHANKAR, J.
AUGUST 18, 2026/v/jk