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\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**  
+ RC.REV. 435/2015 , C.M. Nos.1559/2015, 27887/2015 & 29721/2015  
KIRPAL SINGH

..... Petitioner  
Through Mr.Sanjeev Sindhwani, Sr. Avd. With  
Ms.Shobhana Takiar, Advocate.

versus

RAJINDER SAWHNEY  
..... Respondent  
Through Mr.Kirti Uppal, Sr. Adv. With Mr.  
Sanjeev Narang, Advocate.

**CORAM:**  
**HON'BLE MS. JUSTICE INDERMEET KAUR**

**ORDER**  
% **21.04.2016**

After some arguments, it has been agreed that the suit property i.e. the shop bearing No.J-15, Lajpat Nagar-II, New Delhi (as depicted in red in the site Ex.PW-1/4) will be vacated by the petitioner-tenant on or before 31.12.2016. At the time of handing over of peaceful and vacant possession the petitioner will clear all electricity and water charges. The admitted rent of Rs.140/- per month shall be continued to be paid in this intervening period. Arrears, if any, shall be cleared within three days. This admitted user charges will be paid by the petitioner to the landlord on or before 7<sup>th</sup> day of each english calander month. In view of this concession which has been granted by the respondent to the petitioner order dated 19.10.2015 is modified and the user charges which has been fixed at Rs.1 lac per month are accordingly

set aside. This Court has been informed that Rs.7 lacs has been deposited in the Registry in the name of Registrar General of this Court. It has been agreed that this amount shall also be refunded back to the petitioner. No third party interest shall be created in the suit property. All these facts shall be incorporated in an affidavit of undertaking to be filed in the Court by the petitioner-tenant within a period of two weeks from today with advance copy to the respondent-landlord failing which the landlord will be at liberty to execute the decree.

With these directions, petition disposed of.

**INDERMEET KAUR, J**

**APRIL 21, 2016**

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