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

+ RC.REV. 257/2019, CM APPL. 19476/2019 & CM APPL.
42932/2019

SUSHILA KUMARI @ SUSHILA DEVIPetitioner

Through: Mr. H.L. Rai, Mr. Avinash Kumar
and Mr. Anoop Singh, Advocates
versus

RAMESH VERMA @ RAMESH KUMAR @
R.K VERMA

.....Respondent

Through: Mr. Gobind Malhotra, Mr. Lovish
Sharma, Ms. Namrata Malhotra,
Mr. Rakshit Pandey, Mr. Rehan Saifi
and Mr. Gurpreet Singh, Advocates

CORAM:
HON'BLE DR. JUSTICE SUDHIR KUMAR JAIN

ORDER
28.08.2024

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1. The present revision petition is filed under section 25B (8) of the Delhi Rent Control Act, 1958 (hereinafter referred to as “**the Act**”) to set aside the impugned order dated 25.02.2019 passed by the court of Sh. Nipun Awasthi, ACJ-CCJ-ARC, East District, Karkardooma Courts, Delhi (hereinafter referred to as “**the trial court**”) in RC/ARC bearing no. 60/2018 whereby the trial court has allowed the application for leave to defend filed by the respondent.

2. The petitioner filed an eviction petition under section 14(1)(e) of the Act bearing RC/ARC no. 60/2018 titled as **Sushila Kumari @ Sushila Devi V Ramesh Verma @ Ramesh Kumar @ R. K.Verma** in respect of the tenanted premises i.e shop bearing no.1 (corner shop) admeasuring 8’ x



10' forming part of the property bearing no.10, Govind Park, Krishna Nagar, Delhi-110051 as shown in green colour in the site plan annexed with the eviction petition.

3. The respondent after service of summons as per the Third Schedule of the Act, filed an application for leave to defend along with an affidavit which was ordered to be allowed vide impugned order dated 25.02.2019. The petitioner being aggrieved, filed the present petition.

4. Mr. H.L. Rai, Advocate for the petitioner, during the course of arguments stated that the petitioner is aged about 65 years and the present petition may be disposed of with the direction to the trial court to conclude the trial arising out of the present petition, preferably within a period of 06 months from the date of receipt of this order.

5. Accordingly, the present petition is disposed of with the direction to the trial court to make every possible endeavor to conclude the trial arising out of the present petition, preferably within a period of 09 months from the date of receipt of this order.

6. The respective counsel for the parties are directed to make every possible effort for early conclusion of the trial and shall not seek any adjournment without any justified ground.

7. Pending applications also stand disposed of.

8. Copy of this order be sent to the trial court for information and compliance.

DR. SUDHIR KUMAR JAIN, J

AUGUST 28, 2024

sk/am