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

+ **RC.REV. 125/2024**

RAM PIYARI

.....Petitioner

Through: Mr. Rajiv Duggal, Advocate.

versus

VISHNU KUMAR GUPTA & ANR.

.....Respondents

Through: None.

CORAM:

HON'BLE MS. JUSTICE TARA VITASTA GANJU

ORDER

05.12.2024

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1. None appears for the Respondents/tenants.
2. The present Petition has been filed on behalf of the Petitioner/landlord impugning the order dated 13.10.2023 passed by the learned ACJ/CCJ/ARC (West), Tis Hazari Courts, Delhi [hereinafter referred to as "Impugned Order"]. By the Impugned Order, the leave to defend Application filed by the Respondents/tenants has been allowed.
3. The learned Trial Court, by the Impugned Order has allowed the Application for Leave to Defend/Contest filed by the Respondents/tenants after holding that a triable issue on the *bona fide* requirement of the Petitioner/landlord for her grandson has been raised.
4. The limited ground that is raised by the Petitioner/landlord is on the aspect of the availability of alternate suitable accommodation and *bona fide* need.
5. Learned Counsel for the Petitioner, after some arguments, submits



that he is leading his evidence in the matter before the learned Trial Court and will be able to show his bonafide requirement in the trial. He restricts his prayer in the present Petition to a direction for expedited trial.

6. Accordingly, following directions are passed:

(i) Both parties shall endeavour to conduct the trial in an expeditious manner.

(ii) Neither party shall seek any unnecessary adjournments in the matter.

7. The learned Trial Court is requested to ensure that these directions are followed by the parties.

8. The Petition is disposed of in the foregoing terms.

9. Parties will act based on the digitally signed copy of the order.

TARA VITASTA GANJU, J

DECEMBER 5, 2024/ ha

Click here to check corrigendum, if any