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

+ RFA 302/2024

SURINDER AGARWAL

.....Appellant

Through: Mr. Dilip Singh and Mr. R. Karthik,
Advocates.

versus

NARINDER PAL SINGH

.....Respondent

Through: Mr. Avadh Kaushik and Mr. Rishabh
Kumar, Advocates.

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

% **16.04.2025**

CM APPL. 21842/2025

By way of the present application filed under section 151 of the Code of Civil Procedure 1908, the applicant/appellant seeks extension of time by 01 year for handing-over possession of the subject property i.e., Property bearing Flat No. 32, Top Floor, Popular Apartments, Sector-13, Rohini, Delhi to the respondent.

2. *Vide* order dated 27.05.2024, the matter was disposed-of, with a direction that the appellant shall vacate and hand-over peaceful possession of the subject property on or before 05.05.2025, subject to payment of use and occupation charges and maintenance charges for the intervening period.
3. Thereafter, by way of a subsequent order dated 11.07.2025, it was clarified that protection against eviction from the subject property would automatically stand dissolved in case of default in payments by



the Appellant in terms of order dated 27.08.2025, giving the respondent liberty to take appropriate steps in accordance with law.

4. The appellant is present in-person.
5. Mr. Dilip Singh, learned counsel appearing for the appellant submits, that due to certain family circumstances, the appellant seeks extension of one year to vacate the subject premises.
6. After considering the submissions made, this court finds that there is no basis or ground for modification of order dated 27.05.2024. This court must emphasise that court orders have to be respected and enforced effectively without the parties resorting to delay tactics.
7. The application is accordingly dismissed.
8. The appellant is liable to be evicted from the subject premises on 05.05.2025.

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9. The appeal already stood disposed-of *vide* order dated 27.05.2024.

ANUP JAIRAM BHAMBHANI, J

APRIL 16, 2025

V.Rawat