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

+ RFA 275/2025, CM APPL. 17146/2025

LAXMESHWAR THAKUR .....Appellant

Through: None.

versus

ANIL VERMA

.....Respondent

Through: Mr. Zorawar Singh with Mr. Shubham and Mr. Sudharshu G., Advocates.

+ CONT.CAS(C) 1131/2025

ANIL VERMA

.....Petitioner

Through: Mr. Zorawar Singh with Mr. Shubham and Mr. Sudharshu G., Advocates.

versus

LAXMESWAR THAKUR

.....Respondent

Through: None.

**CORAM:**

**HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI**

**ORDER**

% **17.09.2025**

**RFA 275/2025**

No one is present on behalf of Mr. Laxmeswar Thakur when the matters are called-out.

2. Mr. Zorawar Singh, learned counsel appearing for Mr. Anil Verma (respondent in the RFA and petitioner in the contempt petition) draws attention to order dated 19.08.2025 made in CONT. CAS(C) No.1131/2025, to submit that as recorded in that order, considering the



submissions made on behalf of the opposing party this court had granted to them extension of time until 31.08.2025 to vacate the subject premises, despite the fact that they had failed to vacate the subject premises on or before 30.06.2025 in breach of an undertaking given to court earlier; and had also failed to pay the use and occupation charges at the rate of Rs.26,000/- per month since January 2023.

3. It was also recorded in order dated 19.08.2025 that in the event Mr. Laxmeswar Thakur (appellant in the RFA and respondent in the contempt petition) were to fail to comply with the undertaking given to the court, he would also be liable for action in contempt.
4. Mr. Singh points-out that the earlier undertaking given on behalf of Mr. Laxmeswar Thakur was recorded by the Predecessor Bench *vide* order dated 25.03.2025.
5. Mr. Singh submits that despite lapse of 02 weeks beyond the time granted to Mr. Laxmeswar Thakur to vacate the subject premises, Mr. Thakur has omitted to do so.
6. The submissions made are borne-out from the record.
7. Since no one is present on behalf of Mr. Laxmeswar Thakur today, it would appear that Mr. Thakur is attempting to evade legal proceedings.
8. In view of the above, it is clarified that the appellant in RFA No.275/2025 as also his family, who are occupying the subject premises along with him, are liable to be evicted from the subject premises being Flat No.86, United India Apartments, Mayur Vihar Phase-I Delhi in execution proceedings bearing No.47/2025 stated to be pending before the learned District Judge, East District, Karkardooma Courts, Delhi, in accordance with law.



9. The appeal stands disposed-of in the above terms.
10. Pending applications, if any, also disposed-of.
11. In view of the above, it is further clarified that Mr. Anil Verma shall be at liberty to press the execution petition bearing No.47/2025 stated to be pending before the learned District Judge, East District, Karkardooma Courts, Delhi, in accordance with law.
12. A copy of this order be given *dasti* under signatures of the Court Master.

**CONT.CAS(C) 1131/2025**

13. Re-notify on 14<sup>th</sup> January 2026.

**ANUP JAIRAM BHAMBHANI, J**

**SEPTEMBER 17, 2025**

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