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

+ CS(COMM) 101/2016 & I.As. 2077/2016, 11888/2016, 787/2017,
9407/2017, 2624/2018, 2424/2019
ANURAG CHAWLA AND ANRPlaintiffs

Through: Mr. Jugal Wadhwa, Mr. Rishabh
Wadhwa and Mr. Raghav Goyal, Advocates.

versus

BIG SHOTS HOSPITALITYDefendant

Through: Mr. Sumit Kalra, Ms. Yashika
Malhotra and Ms. Anisha Arora, Advocates.

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+ CS(COMM) 102/2016 & I.As. 2080/2016, 11886/2016, 788/2017,
2619/2018
ANURAG CHAWLA & ANRPlaintiffs

Through: Mr. Jugal Wadhwa, Mr. Rishabh
Wadhwa and Mr. Raghav Goyal, Advocates.

versus

BIG SHOTS HOSPITALITY & ORSDefendants

Through: Mr. Sumit Kalra, Ms. Yashika
Malhotra and Ms. Anisha Arora, Advocates.

CORAM:

HON'BLE MS. JUSTICE JYOTI SINGH

ORDER

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04.08.2025

1. These suits were filed by the Plaintiffs for a joint decree of ejectment of Defendants and recovery of vacant and peaceful possession in respect of second floor with roof rights as also basement floor, stilt/parking floor, ground floor and first floor without roof/terrace rights of property bearing No. A-7, situated at Vishal Enclave, New Delhi ('suit property').
2. During the pendency of the present suits, parties have arrived at out of Court settlement of their *inter se* disputes. In light of this, learned counsel



for the Plaintiffs, on instructions, seeks to withdraw the suits. It is further stated that possession of the suit property in CS(COMM) No. 101/2016 was handed over to the Plaintiffs on 31.05.2018 and in respect of CS(COMM) No. 102/2016 on 18.05.2017. Parties have agreed that advance security of Rs. 33,06,000/- deposited by the Defendants under Lease Deed dated 14.07.2014 in CS(COMM) No. 101/2016 shall stand adjusted towards the claims of the Plaintiffs and advance security of Rs. 52,80,000/- deposited by the Defendants under Lease Deed dated 14.07.2014 in CS(COMM) No. 102/2016 shall also stand adjusted towards the claims of the Plaintiffs. Parties have further agreed that an amount of Rs. 36,27,585/-, which is deposited in this Court in terms of order dated 10.12.2024 passed in CS(COMM) No. 102/2016, will be released in favour of the Plaintiffs. With this, parties have arrived at full and final settlement of all their claims and have agreed that they will not make any claim against each other in future with respect to the two Lease Deeds in question.

3. In view of the settlement between the parties, suits are disposed of as withdrawn along with pending applications, binding the parties to the terms of settlement.

4. Plaintiffs are held entitled to refund of 50% of the Court fees. Registry is directed to release Rs. 36,27,585/- in favour of the Plaintiffs along with upto date accrued interest within six weeks from today.

JYOTI SINGH, J

AUGUST 4, 2025

S.Sharma/Shivam