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

+ CM(M) 429/2022 & CM APPL. 22209/2022 & CM APPL. 59953/2024 & CM APPL. 66041/2024

M/S KARAN AND COPetitioner

Through: Mr. Rajiv Dewan, Adv.

versus

S K GUPTARespondent

Through: Mr. C.P. Vig, Adv.

+ CM(M) 456/2022& CM APPL. 59954/2024

S. K. GUPTAPetitioner

Through: Mr. C.P. Vig, Adv.

versus

M/S KARAN AND CO.Respondent

Through: Mr. Rajiv Dewan, Adv.

CORAM:

HON'BLE MR. JUSTICE MANOJ JAIN

ORDER

% **20.08.2025**

1. These are two connected petitions.
2. Landlord i.e. Sh. S.K. Gupta had filed eviction petition on three different grounds i.e. Sections 14(1)(a), 14(1)(d) & 14(1)(h) of Delhi Rent Control Act, 1958.
3. Learned Rent Controller had passed the eviction order on all the three grounds but when the appeal was filed by the tenant before the learned Rent Control Tribunal, the eviction order, so far as it related to Sections 14(1)(d) and 14(1)(h), was set aside but the eviction order passed on the ground of

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non-payment of rent i.e. Section 14(1)(a) of Delhi Rent Control Act, 1958 was maintained.

4. Feeling aggrieved by the aforesaid order, both the sides i.e. the landlord and tenant, filed separate petitions under Article 227 of Constitution of India.

5. It has now been informed by learned counsel for both the parties that matter has been amicably settled between them.

6. It is also divulged that, later on, the petitioner/landlord filed another petition under Section 14(1)(a) of Delhi Rent Control Act, 1958 which was registered as ARC 4/2022 and during pendency of the abovesaid petition, the parties have amicably resolved the matter and peaceful and vacant possession of the tenanted premises has been already handed over to the landlord on 09.07.2025. On the basis of the statements recorded with respect to the abovesaid aspect, the subsequently filed eviction petition, has also been disposed of.

7. The same position has been reiterated by learned counsel for the parties and they submit that in view of amicable settlement, neither the landlord nor the tenant is interested in pursuing with their present respective petitions and submit that these may be disposed of accordingly in terms of the settlement between the parties.

8. Resultantly, both these petitions are disposed of as not pressed, in terms of settlement between the parties.

9. Pending applications also stand disposed of in aforesaid terms.

MANOJ JAIN, J

AUGUST 20, 2025/ck/pb

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