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

+ **RC.REV. 176/2025 & CM APPL. 33784-33785/2025**

**M/S CHUNNI LAL SHANTI PRASHAD AND
OTHERS**

.....Petitioners

Through: Mr. Sumit Bansal, Sr. Adv. with Mr.
Udaibir Singh, Ms. Samvartika
Pathak, Mr. Utsav Garg and Ms.
Tulna Rampal, Advs.

versus

SHRI SUNIL KUMAR JAIN

.....Respondent

Through: None.

**CORAM:
HON'BLE MS. JUSTICE MINI PUSHKARNA**

ORDER
28.05.2025

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**This matter has been received on transfer from the Court of HMJ Anup
J. Bhambhani, since the said court has not assembled.**

1. The present petition has been filed challenging the judgment dated 13th November, 2024, passed by the learned Additional Chief Judicial Magistrate, Shahdara District, Karkardooma Courts, Delhi, previously posted as Additional Rent Controller ("ARC") – 01, Central District, Tis Hazari Courts, in *RC ARC No. 337/2023*, whereby, the learned ARC has declined to grant leave to defend to the petitioners herein.
2. Since this Court was not inclined to interfere with the impugned



judgment dated 13th November, 2024, passed by the learned ARC, learned Senior Counsel appearing for the petitioners submits, that the petitioners may be granted some time to vacate the premises.

3. Learned Senior Counsel appearing for the petitioners submits that the petitioners are ready to give the market rent to the respondent herein during the period which would be granted by this Court.

4. This Court notes that six months time has already been granted to the petitioners *vide* the impugned judgment. However, considering the statement made by learned Senior Counsel appearing for the petitioners, it is directed that the premises, i.e., shop bearing No. 607, Main Road, Sadar Bazar, Delhi-110006, shall be vacated by the petitioners, on or before 30th September, 2025.

5. Undertaking in this regard shall be submitted by the petitioners before this Court within one day, i.e., by 29th May, 2025.

6. Upon the petitioners filing the said undertaking by tomorrow, i.e., 29th May, 2025, the petitioners shall be allowed to vacate the premises, on or before 30th September, 2025.

7. It is clarified that this Court has not interfered with the judgment dated 13th November, 2024, passed by the learned ARC, which this Court upholds.

8. Further, this Court takes note of the submission made by learned Senior Counsel appearing for the petitioners that the petitioners are ready to pay the market rent from 01st May, 2025, till the vacation of the premises.

9. This Court is informed that the matter is listed before the learned Executing Court on 31st May, 2025.

10. Accordingly, it is directed that the market rent payable by the



petitioners for the period from 01st May, 2025, till the vacation of the premises, shall be decided by the learned Executing Court.

11. Noting the aforesaid, the present petition, along with the pending applications, stands disposed of.

12. *Dasti* under the signatures of the Court Master.

MINI PUSHKARNA, J

MAY 28, 2025/KR