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IN THE HIGH COURT OF DELHI AT NEW DELHI

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RC.REV. 194/2024 & CM APPL. 41245/2024

RAKESH KUMAR

.....Petitioner

Through: Mr. Vikram Aggarwal, Adv.

versus

BHIM KAUR

.....Respondent

Through: Mr. Kailash Kumar Sharma,
Advocate *via* video-conferencing.

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

22.04.2025

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After hearing detailed submissions in the matter, it transpires that the essential ground on which leave-to-defend was sought by the appellant (tenant) was that the respondent (landlord) had failed to make-out a case of *bona fide* requirement; and had also failed to explain how she does not have any suitable, alternate accommodation for accommodating the needs of her younger son.

2. However, a perusal of the impugned judgement would show, that in para 8 thereof the learned Rent Controller has dealt with the manner in which property bearing No. B-79, Gali No.8, Bhagat Singh Marg, Shalimar Village, Delhi is under the use and occupation of the respondent as well as her elder son, daughter and other relatives.
3. Learned Rent Controller has also dealt with how the respondent has been able to substantiate her *bona fide* need for property bearing No. 3390, Arya Pura, Subzi Mandi, Delhi, which was tenanted to the petitioner *some 70 years ago* at the rent of *Rs. 19/- per month*.



4. The court is also informed that the possession of the subject premises has already been surrendered to the respondent in the execution proceedings filed by her.
5. Upon an overall conspectus of the facts and circumstances of the case, and upon perusal of the impugned judgement, this court finds no ground to interfere with the impugned judgement in its revisional jurisdiction under section 25-B(8) of the Delhi Rent Control Act 1958.
6. This court is satisfied that the order of the learned Rent Controller is in accordance with law and calls for no interference.
7. In the circumstances, the revision petition is dismissed.
8. Pending applications, if any, also stand disposed-of.

ANUP JAIRAM BHAMBHANI, J

APRIL 22, 2025

V.Rawat