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

+ **RC.REV. 215/2025**

SHRI PARMOD BAHLPetitioner

Through: Ms. Neeta Bahl, Advocate.

versus

SHRI ASHOK KUMAR SETHIRespondent

Through:

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

% **23.07.2025**

CM APPL. 43934/2025 & CM APPL. 43935/2025

Exemptions granted, subject to just exceptions.

The applications stand disposed of.

RC.REV. 215/2025

By way of the present revision petition filed under section 25-B(8) of the Delhi Rent Control Act 1958 ('DRC Act'), the petitioner impugns order dated 10.06.2025 passed by the learned ACJM (Special Acts), Tis Hazari Courts, Delhi in RC ARC No.644/19.

2. Ms. Neeta Bahl, learned counsel appearing for the petitioner has taken the court through the record of the proceedings.
3. Ms. Bahl submits that *vide* order dated 31.08.2022, the respondent was granted leave-to-defend the eviction petition under section 14(1)(e) of the DRC Act. Counsel points-out that the order granting leave-to-defend was challenged before this court in RC. REV. 252/2022, which petition was however dismissed as withdrawn *vide* order dated 30.09.2024, with liberty to move an appropriate



application to bring on record certain additional documents evidencing the *bona fide* need of the petitioner for the subject premises.

4. All other aspects apart, Ms. Bahl submits that a perusal of the record of proceedings before the learned Rent Controller would show that despite leave-to-defend having been granted *vide* order dated 31.08.2022, the matter is still pending at the stage of recording of the petitioner's evidence and the respondent has been evading proceedings and adopting dilatory tactics *inter-alia* by not appearing on various dates.
5. Considering the submissions made, without delving any further into the matter, the present revision petition is disposed-of, with a direction to the learned Rent Controller to conclude the trial in the present matter as expeditiously as possible, and in any event within the 09 months of the next date before the learned Rent Controller, which is stated to be 04.09.2025.
6. Needless to add, the disposal of the present petition shall not bar the petitioner from challenging any order that may come to be passed upon conclusion of the trial before the learned Rent Controller, as may be permissible in accordance with law.
7. The petition is disposed-of in the above terms.
8. Pending applications, if any, stand disposed-of.

ANUP JAIRAM BHAMBHANI, J

JULY 23, 2025/ak