



\$~97

* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CM(M) 1514/2025 & CM APPL. 49759-49760/2025**
RAJESH BHUTANI & ORS.

.....Petitioner

Through: Mr. Kunal Madan, Mr. Gurmukh
Singh Arora and Ms. Ayushi Bisht,
Advocates.

versus

KAMLA

.....Respondent

Through: None.

CORAM:
HON'BLE MR. JUSTICE MANOJ JAIN

ORDER

13.08.2025

%

1. After hearing arguments for some time, learned counsel for petitioners does not press the present petition. He, however, submits that while dismissing their application (application of tenants under Section 151 CPC), the learned Rent Controller has gone on to observe that the landlord-tenant relationship had nowhere been denied in the *leave to defend* application.
2. He submits that *leave to defend* application has to be read along with the documents and the documents annexed with the *leave to defend* application seem to have escaped the attention of learned Controller. He submits that he may be permitted to highlight the abovesaid aspect whenever the learned Controller takes up *leave to defend* application.
3. In view of the above, the present petition is disposed of as not pressed.
4. All the rights and contentions of the parties are reserved.
5. Simultaneously, tenants would be at liberty to draw the kind attention

CM(M) 1514/2025

1



of the learned Controller to the averments made in the *leave to defend* application as well as in the supporting documents, in case the tenants are of the view that there was never any such admission of landlord-tenant relationship between the parties.

6. Needless to say, it will be entirely upto the learned Controller to re-visit the abovesaid aspect, while hearing the arguments on *leave to defend* application without being influenced by its observation made in order impugned herein.

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

8. A copy of this Order be given *dasti* under the signatures of Court Master.

MANOJ JAIN, J

AUGUST 13, 2025/ss/js