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

+ W.P.(C) 19669/2025, CM APPL. 82088/2025, CM APPL. 82089/2025

OM PRAKASH GROVER AND ANRPetitioners

Through: Mr. L.M. Grover, Mr. Gurpreet Singh, Mr. Alok Tiwari, Adv.

versus

PIRAMAL CAPITAL AND HOUSING FINANCE CORP. LTDRespondent

Through: Mr. Mukul Bhimani, Adv.

+ W.P.(C) 19670/2025, CM APPL. 82094/2025, CM APPL. 82095/2025

OM PRAKASH GROVER AND ANR.Petitioners

Through: Mr. L.M. Grover, Mr. Gurpreet Singh, Mr. Alok Tiwari, Adv.

versus

PIRAMAL CAPITAL AND HOUSING FINANCE CORP. LTDRespondent

Through: Mr. Mukul Bhimani, Adv.

CORAM:

HON'BLE MR. JUSTICE ANIL KSHETARPAL

HON'BLE MR. JUSTICE HARISH VAIDYANATHAN SHANKAR

ORDER

24.12.2025

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1. Through the present Petitions, the Petitioners assail the correctness of the order dated 19.12.2025 passed by the learned Debt Recovery Appellate Tribunal ('DRAT'), New Delhi in Appeal No.317/2024, captioned *Om Prakash Grover & Another v. Piramal Capital & Housing Finance Corporation Limited*.

2. With the consent of learned counsel representing the parties, the



present Petitions are taken up together and are being disposed of by this common order.

3. The Appeal filed by the Petitioners is pending adjudication before the DRAT, New Delhi and is listed for hearing on 16.01.2026.

4. *Vide* order dated 18.10.2024, the DRAT, New Delhi granted an interim injunction in favour of the Petitioners restraining the Respondent from taking over possession, after taking note of the fact that 50% of the amount demanded in the demand notices had already been deposited by the Petitioners.

5. Learned counsel representing the Petitioners submits that despite the aforesaid order, the Respondent has subsequently issued a notice for taking possession, proceeding on the assumption that the interim order dated 18.10.2024 had not been extended. Learned counsel further submits that the application filed by the Petitioners seeking advancement of the date of hearing before the DRAT was also dismissed.

6. *Per contra*, learned counsel representing the Respondent submits that the Petitioners were required to deposit 50% of the total amount due, inclusive of interest, but the Petitioners have failed to deposit the said amount.

7. This Court has considered the submissions advanced by learned counsel for the parties and perused the material placed on record.

8. It is evident that the Petitioners have already deposited 50% of the amount demanded in the demand notices.

9. In view of the fact that the Appeal filed by the Petitioners is still pending before the DRAT and is listed for consideration on 16.01.2026, the matter shall be taken up by the Chairperson, DRAT on the said date. Till such time the Appeals are considered by the



DRAT, the interim order dated 18.10.2024 shall continue to operate.

10. The Chairperson, DRAT, Kolkata, who is holding additional charge of DRAT, New Delhi, is requested to take up the Appeal of the Petitioners on 16.01.2026, as scheduled.

11. With the aforesaid observations, the present Petitions are disposed of. All pending applications shall stand closed.

12. Needless to observe that the DRAT, New Delhi shall decide the Appeal independently and uninfluenced by any observations made in the present order.

13. A photocopy of the order passed today be kept in the connected matter.

ANIL KSHETARPAL, J.

HARISH VAIDYANATHAN SHANKAR, J.

DECEMBER 24, 2025

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