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

+ **RC.REV. 314/2018**

LAXMI ELECTRIC COMPANY

.....Petitioner

Through: Mr. Ashutosh Lohia, Ms. Shraddha
Bhargava & Ms. Rishika Jain,
Advocates.

versus

MAHESH VAIDYA

.....Respondent

Through: Mr. Achal Gupta and Mr. Ujjwal
Jain, Advocates.

CORAM:

HON'BLE MR. JUSTICE SAURABH BANERJEE

ORDER

% **19.03.2026**

CM APPL. 17073/2026 (by petitioner seeking clarification on the
impugned judgment dt. 23.12.2025)

1. By virtue of the present application under *Section 151* of the Code of Code of Civil Procedure, 1908, the applicant seeks clarification of the Judgment dated 23.12.2025, particularly the direction contained in *paragraph 32* therein i.e. as to from which date shall the six-month statutory period available to the petitioner/ tenant under *Section 14(7)* of the Delhi Rent Control Act, 1958 (**DRC Act**) shall commences.
2. Issue notice. Learned counsel for the respondent accepts notice.
3. To proceed, it is relevant that the impugned judgment under challenge was passed by the learned Additional Rent Controller (**ARC**) in a petition under *Section 14(1)(e)* of the DRC Act on 06.04.2018; the present petition was filed thereafter before this Court on 28.05.2018; this



Court passed an interim order of stay of the impugned judgment on 04.10.2018; and finally the judgment of which modification is being sought was passed on 23.12.2025.

4. Based thereon, the applicant/ tenant was extended the statutory benefit of *six months vide* impugned judgment dated 06.04.2018, which expired on 04.10.2018 when this Court passed an order granting a stay thereof. As such, it cannot be denied that the said period in entirety has to be counted/ calculated for all purposes towards the benefit of the *six months* as provided under *Section 14(7)* of the DRC Act. Therefore, as evident therefrom the applicant/ tenant had already availed the benefit of *five (5) months and twenty eight (28) days* out of the total statutory period of *six months*.

5. Resultantly, since this Court has upheld the order dated 06.04.2018 under challenge and vacated the order of stay granted by this Court on 04.10.2018 it is clarified that the applicant/ tenant shall only be entitled to avail the benefit of the remaining period of *two (2) days* of the total period of *six months* statutorily available to him under *Section 14(7)* of the DRC Act *vide* impugned judgment dated 06.04.2018 with effect from passing of the judgment by this Court on 23.12.2025. i.e. the date of the judgment passed in the captioned revision petition.

6. The present application is accordingly disposed of with the aforesaid clarification.

SAURABH BANERJEE, J.

MARCH 19, 2026/NA