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

\# **CNR No. DLHC010081532026**

\+ RC.REV. 66/2026, CM APPL. 14376/2026 (Stay) & CM APPL. 73765/2026 (U/O XXIII Rule 3)

SH. SUDHIR AGGARWAL & ANR. .....Petitioners

Through: Ms. Manpreet Kaur, Advocate.

versus

SH. JAI KUMAR .....Respondent

Through: Mr. Vasuh Misra, Advocate.

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\# **CNR No. DLHC010082112026**

\+ RC.REV. 67/2026 & CM APPL. 14484/2026 (Stay)

SH. SUDHIR AGGARWAL & ANR. .....Petitioners

Through: Ms. Manpreet Kaur, Advocate.

versus

SH. NARESH TAGEJA AND ORS. .....Respondents

Through: Dr. Amit George, Mr. Manish Gandhi and Mr. A.R. Amal, Advocates.

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\# **CNR No. DLHC010082122026**

\+ RC.REV. 68/2026 & CM APPL. 14488/2026 (Stay)

SH. SUDHIR AGGARWAL & ANR. .....Petitioners

Through: Ms. Manpreet Kaur, Advocate.

versus

SH. TUSHANT ARORA AND ORS. .....Respondents

Through: Mr. Anupam Srivastava, Senior

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Advocate along with Mr. Vasuh Misra, Advocate.

CORAM:
HON'BLE MR. JUSTICE HARISH VAIDYANATHAN SHANKAR

O R D E R

% 27.10.2026

RC.REV. 66/2026

1. The present Petition, filed under Section 25-B(8) of the Delhi Rent Control Act, 1958, seeks to assail the Order dated 25.09.2025, passed by the learned Senior Civil Judge-cum-Rent Controller, South District, Saket Courts, New Delhi in the Eviction Petition, being RC ARC 31/2022, titled *"Sudhir Aggarwal & Anr. vs. Jai Kumar"*, whereby the Application seeking Leave to Defend filed by the Respondent came to be allowed.

2. Learned counsel appearing on behalf of the parties are *ad idem* that the disputes *inter se* the parties have been amicably resolved and that the parties have, in terms of the arrangement arrived at, entered into a settlement.

3. Learned counsel for the parties, in this regard, seek to place reliance upon the terms of aforesaid settlement entered into between the parties. The same, as set out in the Joint Application, being CM APPL. 73765/2026 (U/O XXIII Rule 3), filed by the parties, reads as under:-

> "(i) That the Respondent has sought time for vacating the tenanted premises and the petitioners have agreed to grant him time for vacating the tenanted premises till 15.11.2026.
>
> (ii) That the Respondent has agreed to vacate and handover the peaceful, vacant and physical possession of the tenanted premises to the petitioners on or before 16.11.2026.
>
> (iii) That the petitioners have agreed to pay a sum of Rs.25,00,000/- (Rupees Twenty Five Lacs Only) to the Respondent for carrying out repairs, renovations and beautifications in the tenanted premises during his

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occupation. The petitioners have already paid a sum of Rs.5,00,000/- (Rupees Five Lacs Only) to the Respondent, the receipt of which he acknowledges. The petitioners would pay the balance sum of Rs.20,00,000 (Rupees Twenty Lacs Only) to the Respondent at the time of handing over possession of the tenanted premises by him.

(iv) That the Respondent has agreed that he will continue to pay the monthly rent/ damages to the tune of Rs.440/-per month and would continue to pay the electricity charges till the handing over of the possession of the tenanted premises.

(v) That the Respondent has agreed that he will not make any addition and alteration in the tenanted premises during this period.

(vi) That the Respondent has agreed that he will not sublet or part with possession or create any kind of third party interest in the tenanted premises till the handing over of the possession of the tenanted premises.

(vii) That the Respondent has agreed that he will not seek any extension of time for vacating the tenanted premises.

(viii) That the parties agree that they have settled all their disputes and differences and now no claim and dispute is left qua the tenanted premises against each other.

(ix) That both the parties have agreed and undertake to this Hon'ble Court to be bound by the terms and conditions contained in the present application."

4. In view of the amicable settlement arrived at between the parties and the Joint Application filed on behalf of the parties, seeking disposal of the present Petition in terms thereof, this Court takes the settlement on record and disposes of the present Petition, along with pending Application(s), if any, in terms of the settlement recorded hereinabove.

CM APPL. 49378/2026 (Delay of 57 days in filing the reply) in RC.REV. 67/2026

5. The present Application, filed on behalf of the Respondents under Section 5 of the Limitation Act, 1963, read with Section 151 of the Civil Procedure Code, 1908, seeks condonation of delay of 57 days in filing the Reply to the Revision Petition, being RC.REV. 67/2026.

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6. For the reasons as stated therein, the present Application is allowed.

7. Accordingly, the delay of 57 days in filing the said Reply is condoned. The Registry is directed to place the Reply on record.

8. In view thereof, the present Application stands disposed of.

RC.REV. 67/2026
RC.REV. 68/2026

9. Learned proxy counsel appearing on behalf of the Petitioners seeks an accommodation on behalf of Ms. Jaya Goyal, learned counsel on record for the Petitioners, on the ground that she is unwell. The said request is also not opposed by learned counsel appearing on behalf of the Respondents.

10. Learned proxy counsel appearing for the Petitioner submits, on instructions, that the Petitioners do not wish to file a Rejoinder to the Reply filed in RC.REV. 67/2026.

11. At the request on behalf of the learned counsel for the Petitioners, list on 29.01.2027.

HARISH VAIDYANATHAN SHANKAR, J.

OCTOBER 27, 2026/nd/DJ

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