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

+ **RC.REV. 38/2022 & CM APPL. 12568/2022, 47495/2023**

PANKAJ CHOPRA

.....Petitioner

Through: Mr. Hemant Malhotra, Adv. through
Vc.

versus

SANJAY SETHI AND ORS

.....Respondents

Through: Mr. Hitender Kapur with Mr. Yatim
Dhawan, Advs.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

09.04.2026

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1. This hearing has been done through hybrid mode.
2. The present petition under Section 25-B (8) of the Delhi Rent Control Act, 1958, seeks the following prayers: -

“It is, therefore, most humbly prayed that in the facts and circumstances of the case and in the interest of justice this Hon'ble Court may graciously be pleased to allow the present revision petition with costs, call for the records relating to the Eviction Case bearing No. RC /ARC / 156 / 2021 titled as Sh. Sanj ay Sethi & Ors Vs. Sh. Pankaj Chopra decided on 27/11/2021 by the Id. Court of Ms. Aditi Garg SCJ-Cum-RC (Central), Tis Hazari Courts, Delhi and set aside I reverse the impugned eviction order dated 27/11/2021 and allow the leave to defend application filed by the petitioner / tenant before the Id. Court Below.

Any other order or direction which this Hon 'ble Court deems fit and proper, may also be passed in favour of the petitioner / tenant.”

3. On 09.01.2026, this Court had passed the following order: -



- “1. This hearing has been done through hybrid mode.
2. In terms of order dated 06.11.2025, learned counsel appearing on behalf of the petitioner, on instructions of the latter, who is present in Court today submits that he shall vacate the subject property by 01.10.2026 and till then he shall continue to pay user and occupation charges at Rs.22,000/- per month. Let an affidavit of undertaking regarding the same be placed on record before the next date of hearing.
3. List on 09.04.2026.”
4. In pursuance, thereof, an affidavit of undertaking on behalf of the petitioner has been placed on record, which reads as under: -

“2. I say that this Hon'ble Court was pleased to dispose off the aforesaid RC REV. Petition vide Order dated 09/01/2026, inter alia, granting time for vacation of the suit shop forming part of property no. 9-A, Ground Floor, Kamla Nagar, Delhi-110007, till 01/10/2026 in favour of the petitioner/tenant. This Hon'ble Court was further pleased to direct the petitioner to continue to pay user and occupation charges @ Rs. 22,000/- (Rupees Twenty Two Thousand Only) per month, till the date of vacation of the suit shop.
3. I say that the petitioner hereby undertakes that he shall vacate and handover peaceful possession of the suit shop to the respondents on or before 01/10/2026.
4. I say that the petitioner further undertakes that he shall regularly pay to the respondents use and occupation charges @Rs. 22,000/- (Rupees Twenty Two Thousand Only) per month, in terms of the Order dated 09/01/2026, till the date of vacation and handing over of the suit premises to the respondents.
5. I say that the petitioner shall remain bound by all terms/directions contained in the Order dated 14/03/2022 passed by this Hon'ble Court in the above case.”
5. In view of the above, learned counsel appearing on behalf of the



petitioner seeks leave of this Court to withdraw the present petition.

6. Leave granted.
7. The present petition is dismissed as withdrawn and disposed of accordingly.
8. Pending application(s), if any, also stand disposed of.
9. Order be uploaded on the website of this Court, *forthwith*.

AMIT SHARMA, J

APRIL 09, 2026/kr/db