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

+ RFA 309/2026, CM APPL. 21486-21488/2026

INDIA CENTRE FOUNDATION AND OTHERSAppellants
Through: Mr. Bankey Bihari, Ms. Ritambra
Kaushik, Mr. K. R. Anand and
Ms. Sonal Shukla, Advs.

versus

LALIT K CHANDHOK (HUF)Respondent
Through: None.

CORAM:

HON'BLE MS. JUSTICE NEENA BANSAL KRISHNA

ORDER

% **06.04.2026**

1. Appeal under Section 96 read with Order XLI Rule 1 of CPC has been filed on behalf of the Appellants against Judgment and Decree dated 13.12.2025, whereby Suit of the Plaintiff / Respondent for Possession of the Suit Property, has been decreed under Order XII Rule 6 CPC, against the Appellants / Defendants.
2. Facts as narrated in the Order are that Suit Property, i.e. 6B, Jor Bagh Lane, New Delhi, was let out to Appellant No.1 / Defendant No.1 (Trust) and Defendant Nos.2 to 4 were its trustees, vide Lease Agreement dated 12.05.2017, whereby it was stated that lease will commence from 01.03.2017 and end on 29.02.2020. Rate of rent was agreed to be @ Rs.2,69,100/- per month with applicable Service Tax and other levies.
3. Learned Trial Court observed that Defendants / Appellants, in their written statements, admitted the execution of Lease Deed between the parties and receipt of Notice dated 04.12.2023, sent by Plaintiff /



Respondent, terminating the lease and asking the Appellants / Defendants to handover the vacant and peaceful possession of the Suit Property along with outstanding amount.

4. Learned District Judge observed that there was landlord-tenant relationship vide Lease Deed dated 12.05.2017 and Notice dated 04.12.2023. Consequently, Suit of the Plaintiff / Respondent was decreed under Order XII Rule 6 of CPC against the Defendants / Appellants.

5. Learned counsel for the Appellants submits that the Appellants, being a trust, need some time to look for alternate accommodation and therefore, some time be granted to them for the same. It is also submitted that Respondent has already put the lock on the Suit Premises. It is also stated that Execution Petition No.24/2026 has been filed before the learned District Judge.

6. Considering the submissions made, it is evident that there is no merit, whatsoever, in the present Appeal. However, Appellants only need six months' time to vacate the Suit Premises.

7. In this regard, Appellant is at liberty to make a request before the learned Executing Court, who may consider the matter can be settled amicably between the parties and also the grievances of the Appellants that Suit Premises has already been locked by the Respondent be also addressed before the learned Executing Court.

8. There is no merit in the present Appeal, which is hereby, **dismissed** along with pending Applications.

NEENA BANSAL KRISHNA, J.

APRIL 06, 2026/R