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

\# **CNR No. DLHC010154292026**

\+ RC.REV. 123/2026 & CM APPL. 24179/2026 (Stay)

SAEED UR REHMAN & ORS. .....Petitioners

Through: None

versus

RAM NATH SAINI .....Respondent

Through: Mr. Dhruv Chawla, Mr. Vaibhav Chawla and Mr. Vipul Saini, Advs.

CORAM:
HON'BLE MR. JUSTICE HARISH VAIDYANATHAN SHANKAR

O R D E R

% 06.10.2026

1. The present petition under Section 25B(8) of the Delhi Rent Control Act, 1958 seeks the following reliefs:-

> "a. Set aside the eviction order dated 18.11.2025 passed by the Ld. Additional Rent Controller (Central), Tis Hazari Courts, Delhi in RC ARC No. 493/2024 being devoid of any merits and having lack of jurisdiction. b. Allow the present revision petition, and restrain the Respondent form taking any Coercive steps for recovery of possession of the suit premises, during the pendency of the present revision petition; and c. Praying this Hon'ble court to pass any other order or direction as this Hon'ble court may deem fit and proper in the facts and circumstances of the case."

2. None appears on behalf of the Petitioner.

3. The record reflects that, *vide* Order dated 15.04.2026, learned counsel appearing for the Petitioners, on instructions, had submitted that the Petitioners would vacate the subject premises within a period of one (01) year from the date of the Order dated 18.11.2025, i.e. on or before 18.11.2026. In view thereof, the Petitioners were directed to file an Affidavit of Undertaking to the said effect before the next date

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of hearing, i.e. 12.05.2026. The Petitioners were also directed to clear all statutory dues, including water and electricity charges. The relevant portion of the aforesaid Order is reproduced hereinbelow:

> "3. Learned counsel appearing on behalf of the petitioners submits that the latter shall vacate the subject premises within a period of 1 year from the date of the order i.e., 18.11.2025. Let an affidavit of undertaking be placed on record before the next date of hearing. It is directed that statutory charges including water and electricity charges may also be cleared."

4. Subsequently, *vide* Order dated 12.05.2026, learned counsel for the Petitioners sought further time to file the Affidavit of Undertaking. The said request was acceded to and the Petitioners were directed to file the Affidavit of Undertaking before the next date of hearing, i.e. 20.07.2026. The Petitioners were also directed to remain present before the Court on the said date. The relevant portion of the aforesaid Order is reproduced hereinbelow:

> "2. Learned counsel for the petitioners seeks further time to place on record affidavit of undertaking in terms of order dated 15.04.2026. Let the same be placed on record before the next date of hearing.
> xxxxxxxx
> 4. The petitioner shall remain present in Court on the next date of hearing."

5. The matter could not be taken up on 20.07.2026 on account of paucity of time. It is, however, noted that despite the specific direction issued by this Court, no Affidavit of Undertaking has been filed by the Petitioner till date. Further, none appears on behalf of the Petitioner today to seek any further indulgence or to explain the continued non-compliance with the aforesaid direction.

6. In the aforesaid circumstances, particularly when the Petitioner has neither placed on record the undertaking pursuant to which time had been sought to vacate the subject premises nor appeared before

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this Court today, this Court finds no reason to keep the present proceedings pending. The limited indulgence earlier sought on behalf of the Petitioner was itself predicated on the representation that the subject premises would be vacated by 18.11.2026. Further, the present Petition was not pressed on merits. In the absence of any further appearance or request on behalf of the Petitioner, no further Order is warranted in the present proceedings.

7. The Respondent shall, accordingly, be at liberty to take such steps as may be available in law for execution of the Eviction Order.

8. In view of the foregoing discussion, the present Petition shall stand dismissed.

9. Accordingly, the present Petition, along with pending Application(s), if any, stands disposed of in the aforesaid terms.

HARISH VAIDYANATHAN SHANKAR, J

OCTOBER 6, 2026/rk/ma

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