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

+ **RC.REV. 157/2022**

DARSHANA BHOLA & ORS.

.....Petitioners

Through: None
versus

SMT. POONAM SAXENA

.....Respondent

Through: In-person

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

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08.04.2026

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

“a) set-aside the impugned Order of Eviction/Judgment dated 18.04.2022 passed by the Court of Shri Ajay Nagar, ARC-2 (Central), Tis Hazari Courts, Delhi in Case No. E-80534/16 titled as "Poonam Saxena vs. Kala Ram" and to dismiss the eviction petition;

b) pass any other and further order/relief(s) as this Hon'ble Court may deem fit and proper in the facts and circumstances of the case in favour of the petitioners and against the respondent.”

3. On 14.02.2025, learned Predecessor Bench in **CM Appl.25773/2024** [*Seeking vacation of stay*] had passed the following directions: -

“7. The record reflects that despite interim protection granted by this Court which is extended for the last 2.5



years, concededly no market rent/damages are being paid to the Respondent. The Petitioners have also instructed their Counsel that they are not in a position to pay the same. This Court does not deem it apposite to continue the interim protection granted to the Petitioners on 14.07.2022. Accordingly, CM Appl. 30749/2022 stands dismissed.

8. The Respondent is at liberty to take recourse to appropriate proceedings for recovery of possession, recovery of arrears and for recovery of the full user charges/damages from the Petitioners at market rate for the period after the date of the Eviction Order, in accordance with law.”

4. The respondent appearing in-person submits that the possession of the said premises has already been taken and she therefore, does not wish to insist on damages.

5. None appears on behalf of the petitioners today.

6. There was no appearance on behalf of the petitioner on the previous three dates of hearing, *i.e.*, 29.07.2025, 15.10.2025 and 02.02.2026, as well.

7. In view of the above, the present petition is dismissed in default for non-prosecution and disposed of accordingly.

8. Pending application(s), if any, also stands disposed of.

AMIT SHARMA, J

APRIL 8, 2026

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