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

\# **CNR No. DLHC010697152025**

\+ RC.REV. 287/2025, CM APPL. 59670/2025 (Stay), CM APPL. 75540/2025 (Dir.) & CM APPL. 66946/2026 (Seeking dismissal of petition filed by R-1)

SHRI RAJ KUMAR KHURANA .....Petitioner

Through: Mr. Satish Sahai and Ms. Malaika Farhat, Advocates.

versus

MST. SANOBAR SHAFI AND ORS .....Respondents

Through: Mr. Amiet Andlay and Mr. Arun Kumar Sharma, Advocates for Respondent No. 1.

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\# **CNR No. DLHC011079592025**

\+ RC.REV. 4/2026, CM APPL. 443/2026 (Stay), CM APPL. 67013/2026 (Seeking dismissal of the petition filed by R-1) & CM APPL. 70929/2026 (delay of 34 days in filing the affidavit)

AMRIT LAL KHURANA .....Petitioner

Through: Mr. Ranjit Khatri, Mr. Rishi Sehgal, Mr. Midhun Aggarwal and Ms. Ritu Dhingra, Advocates along with Petitioner in person.

versus

MST SANOBAR SHAFI AND ORS .....Respondents

Through: Mr. Amiet Andlay and Mr. Arun Kumar Sharma, Advocates for Respondent No. 1.

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CORAM:
HON'BLE MR. JUSTICE HARISH VAIDYANATHAN SHANKAR

O R D E R

% 12.10.2026

RC.REV. 287/2025

1. The present Petition, filed under Section 25-B(8) of the Delhi Rent Control Act, 1958, seeks to challenge the Judgment dated 19.05.2025 ***["Impugned Judgement"]***, passed by the learned Additional Rent Controller-02, Central District, Tis Hazari Courts, Delhi ***["learned ARC"]***.

2. Learned counsel appearing on behalf of the parties are *ad idem* that the Impugned Judgement can be set aside for a *de novo* consideration on the basis of the record which already exists.

3. In view thereof, the Impugned Judgement is set aside and the matter is remanded back to the learned ARC for *de novo* consideration on the material already on record.

4. The learned ARC is requested to accord his consideration as expeditiously as permissible and preferably within a period of one (01) year from today.

5. List before the learned ARC on 30.11.2026.

6. The present Petition, along with pending Application(s), if any, stand disposed of in the above terms.

RC.REV. 4/2026

7. The present Petition, filed under Section 25-B(8) of the Delhi Rent Control Act, 1958, also seeks to challenge the Judgment dated 19.05.2025, *i.e.*, the Impugned Judgement in RC.REV. 287/2025.

8. In view of the foregoing adjudication, since the Judgement

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impugned herein has already been set aside, learned counsel for the parties submit that the present Petition may also be disposed of in aforementioned terms.

9. Accordingly, the matter is remanded back to the learned ARC for *de novo* consideration on the material already existing on record.

10. The learned ARC is requested to accord his consideration as expeditiously as permissible and preferably within a period of one (01) year from today.

11. List before the learned ARC on 30.11.2026.

12. The present Petition, along with pending Application(s), if any, stand disposed of in the above terms.

HARISH VAIDYANATHAN SHANKAR, J.

OCTOBER 12, 2026/nd/DJ

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