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IN THE HIGH COURT OF DELHI AT NEW DELHI

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RC.REV. 282/2024 & CM APPL. 61342/2024

TEJ KARAN SINGHI

.....Petitioner

Through: None.

versus

NITESH SHARMA AND ANR

.....Respondents

Through: Ms. Swastika Singh & Ms. Ritika
Choubey, Advs. for R-1 & 2.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

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10.02.2026

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

- a. Accept the present petition;
- b. Summon the entire record of the Ld. Trial court of Ms. Medha Arya, ACJ cum ARC, Central District, Delhi in case titled as "Nitesh Sharma & Anr. Vs. Tej Karan Singhi bearing eviction petition no. 384/2019 and peruse the same;
- c. Set-aside/ quash the impugned order dated 22.04.2024 passed by the Hon'ble court of Ms. Medha Arya, ACJ cum ARC, Central District, Delhi in case titled as Nitesh Sharma & Anr. Vs. Tej Karan Singhi bearing eviction petition no. 384/2019;
- d. Set-aside/ quash the impugned order dated 22.04.2024 passed by the Hon'ble court of Ms. Medha Arya, ACJ cum ARC, Central District, Delhi in case titled as Nitesh Sharma & Anr. Vs. Tej Karan Singhi" bearing eviction petition no. 384/2019, thereby allowing the application for grant of leave to defend the eviction petition filed by the petitioners herein in the interest of justice;
- e. Award the litigation cost in favour of the petitioner herein and against the respondents;
- f. Pass any Such other or further orders as the Hon'ble Court may deem fit and proper in the facts and circumstances of the case be also passed in favour of the petitioner to meet the ends



of justice.
It is prayed accordingly.”

3. *Vide* order dated 23.12.2025, learned Predecessor Bench passed the following directions:-

1. Apropos, the order dated 21.01.2025 and the subsequent orders passed by this Court, learned counsel for the parties submits that after consultation with the respective tenant and landlord, the parties have agreed that the tenant shall vacate the subject premises and handover the vacant and peaceful physical possession thereof to the landlord on or before 30.06.2026 as also pay user and occupation charges @ Rs.18,000/- per month on or before the 7th day of each month from 01.04.2025.
2. Needless to say, the tenant shall pay/ clear all electricity, water and RWA dues, including all other statutory dues qua the subject premises, and hand over all the requisite documents reflecting the payment(s) of each of the above to the landlords on or before the said date, i.e. 30.06.2026.
3. Learned counsel for the petitioner seeks, and is granted, a period of *two weeks*, to file an affidavit of undertaking.”

4. None appears on behalf of the petitioner.

5. No affidavit of undertaking in pursuance of the aforesaid order has been filed. Learned counsel for the respondent, however, submits that possession of the subject premises has been handed over on 02.01.2026 after paying the use and occupation charges as well as statutory dues.

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

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

AMIT SHARMA, J

FEBRUARY 10, 2026/nk/sg