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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ RC.REV. 342/2025, CM APPL. 69506/2025 & CM APPL. 69507/2025
SMT. DARSHAN DEVI & ORS.Petitioners

Through: Mr. Rakesh Kausal, Mr. Narender
Kumar, Advs.

versus

RAJINDER PARSHAD AGGARWAL @ BILLURespondent
Through: Mr. Alok Kumar Pandey, Mr. Shekhar
Sharma, Advs. through Vc.

CORAM:
HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

23.01.2026

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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). allow the civil revision petition of the petitioner and call for the records of the Eviction Petition/Suit No. RC ARC 45/2023 decided by Ms. Mansi Malik, ACJ-Cum-ARC (North-West), Rohini Courts, Delhi;

(b). examine the legality, propriety and correctness of the proceedings and the impugned order dated 18.07.2025 passed by Ms. Mansi Malik, ACJ-Cum-ARC (North- West), Rohini Courts, Delhi;

(c). set aside and quash the impugned order of eviction dated 18.07.2025 passed by Ms. Mansi Malik, ACJ-Cum-ARC (North-West), Rohini Courts, Delhi; and

(d). pass any other order or such other further orders as this Hon'ble Court may deem just and proper in the facts and circumstances of the present case and also in the interest of justice.”



3. *Vide* order dated 15.12.2025, learned Predecessor Bench of this Court passed the following order: -

“1. Apropos last order dated 07.11.2025, learned counsels for the parties, on instructions, submit that the petitioner/ tenant undertakes to vacate and handover the physical and peaceful possession of the subject premises to the respondent/ landlord on or before 30.07.2026, as also, continue paying the user and occupation charges @ Rs.700/- per month on or before 7th day of each calendar month till handing over of the subject premises.

2. In addition, 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 landlord on or before the said date, i.e. 30.07.2026.

3. As such, learned counsel for the tenant seeks, and is granted, a period of *two weeks* for filing an affidavit of undertaking to the aforesaid effect.

4. Accordingly, renotify on 23.01.2026.”

4. Affidavit in terms of the aforesaid order has been placed on record. Learned counsel for the petitioner submits that he has already paid arrears of 3 months and a demand draft bearing no. 502839 dated 22.01.2026 of Rs. 4,200/- for the remaining 6 months is ready and the same shall be handed over to the learned counsel for the respondent.

5. Learned counsel for the respondent submits that he shall receive the same.

6. In view of the above, learned counsel for the petitioner does not wish to press the present petition.

7. The present petition is disposed of as not pressed.



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

AMIT SHARMA, J

JANUARY 23, 2026/kr/sg