



\$~7 (14.04.2026)

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

+ RC.REV. 348/2025 & CM APPL. 70187/2025

KESHAV KUMAR

.....Petitioner

Through: None.

versus

IRSAD & ORS.

.....Respondents

Through: Mr. Yogesh Swaroop, Mr. Kapil
Kishor Kaushik, Ms. Shivangi and Mr.
Mohd Asif, Advocates.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

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15.04.2026

1. This hearing has been done through hybrid mode.
2. Since 14.04.2026 was declared a holiday on account of '*Birthday of Dr. B.R. Ambedkar*', the present matter is being taken up for hearing today.
3. The present petition under Section 25B(8) of the Delhi Rent Control Act, 1958 seeks the following prayers:

“A. It is therefore prayed that the Hon'ble High Court may for the purpose of satisfying itself that the order dated 5/8/2025 titled as Jameela Vs Keshav Kumar RC ARC no 200 / 2022 Central is according to law or not and pass such orders in respect thereto as it thinks fit.

B. The petition be accepted. The order dated 5/8/2025 passed by the trial judge Central District Tis Hazari courts, Delhi titled as Jameela Vs Keshav Kumar may kindly be set aside and the eviction petition be dismissed with cost.

C. Such other or further directions or orders as are appropriate in the facts and circumstances of the case be also passed.”

4. None appears on behalf of the petitioner.



5. On 11.11.2025, the learned Predecessor Bench of this Court passed the following order:

“3. *Prima facie*, this Court is not convinced with the submissions of the petitioner qua the submissions of learned counsel for the petitioner against the erstwhile counsel of the petitioner, mainly since the passing of various subsequent orders from time to time in presence of the erstwhile counsel of the petitioner, and since no steps were taken to allege anything against the erstwhile counsel at any point of time. It is also not denied that the petitioner was unaware of the proceedings pending before the learned ARC. In any event, the petitioner was not diligent in following up with the said pending proceedings before the learned ARC.

4. Be that as it may, learned counsel for the petitioner seeks and is granted a period of *six weeks* for seeking instructions, without prejudice to the rights and contentions of the tenant and as a matter of abundant caution, *qua* the feasible time period within which the tenant would vacate the subject premises and hand over the possession thereof to the landlord, along with the terms of payment *qua* user and occupation charges for the aforesaid period.

5. Upon the petitioner taking requisite steps within a period of one week, issue notice for the aforesaid purpose to all the respondents by all permissible modes, returnable on 08.01.2026.”

6. No process fee was filed.

7. There was no appearance on behalf of the petitioner on the last date of hearing, i.e., 13.09.2026, as well.

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

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

10. Order be uploaded on the website of this Court *forthwith*.

AMIT SHARMA, J

APRIL 15, 2026/bsr/ah