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

+ **RC.REV. 352/2018**

SARPHINA

.....Petitioner

Through: None.
versus

MUKESH KUMAR GUPTA

.....Respondent

Through: Mr. Rajan Khosla, Mr. Ankush
Sharma, Mr. Gaurav Khosla & Mr.
Sukrit Khosla, Advs.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

12.02.2026

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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, seeks the following prayers:-

“ Under the above facts and circumstances detailed hereinabove, it is, therefore, most respectfully prayed that the impugned judgment dated 21.03,2018 passed by the Hon'ble Court of Sh. Atul Krishna Agrawal, Ld. Additional Rent Controller (South) Court Room No.204, Saket Courts, New Delhi, in Eviction Petition No.5950/2016 titled as "Sh. Mukesh Kumar Gupta Vs. Ms. Sarphina", may kindly be set aside, in the interest of justice.

Pass any other or further order, which this Hon'ble Court may deem fit and proper in favour of the Petitioner/Revisionist.”

3. *Vide* order dated 22.10.2024, learned Predecessor Bench of this Court directed payment of use and occupation charges and in case the said direction was not adhered to, the interim order was directed to be vacated.



4. On 27.02.2025, on an application i.e. CM APPL. 11686/2025 being preferred by the respondent to state that the petitioner has not paid use and occupation charges, the interim order dated 14.05.2019 stood vacated.

5. On 21.08.2025, the learned Predecessor Bench of this Court observed that:-

“1. There was no appearance on behalf of the petitioner on 27.02.2025, 03.03.2025 and today. In between though there was an appearance on its behalf on 15.04.2025 through video conferencing, however, no appearance was given.

2. In the interest of justice, re-notify on 20.11.2025.

3. Irrespective thereof, in furtherance of what has already been recorded in paragraph no.6 of the order dated 27.02.2025, it is once again specified that the respondent shall be at liberty to take appropriate steps in accordance with law.”

6. None appears on behalf of the petitioner today.

7. There was no appearance on behalf of the petitioner on the last two dates of hearing i.e. 21.08.2025 and 20.11.2025.

8. The petition is dismissed in default for non-prosecution and disposed of accordingly.

9. Pending application, if any, also stands disposed of.

AMIT SHARMA, J

FEBRUARY 12, 2026/nk/sg