

28.03.2026

Pr. Sh. Sona Ram, Ld. Counsel for plaintiff.

Sh. Hitesh Bhardwaj, Ld. Counsel for defendant along with defendant.

An application under Order VIII Rule 1 CPC is pending adjudication, wherein condonation of delay in filing the written statement has been sought on the ground of illness of Ld. Counsel for defendant.

Ld. Counsel for plaintiff states at bar that he has no objection, if the aforesaid application is allowed. In view of no objection, the delay in filing the written statement is condoned. Written statement is taken on record. Replication has already been filed.

Another application under Order XXXIX Rules 1 and 2 CPC is also pending, whereby ad-interim restraint order against creation of third party interest in the suit property, i.e., ground floor, first floor, and one room on the second floor of property bearing No. 8/390, Khichiripur, Delhi, till the final disposal of the present suit is sought. Reply has already been filed.

Argument heard. Record perused.

The case of the plaintiff is that she is the owner of the suit property and had let out the suit property to the defendant at monthly rent of Rs.9,000/-. It is alleged that the defendant failed to pay the rent after July, 2022 and did not vacate the suit

property despite termination of tenancy by way of legal notice, dated 14.03.2024.

The defendant, on the other hand, has denied the relationship of landlord-tenant and has even denied the ownership of the plaintiff qua the suit property. The defendant claims that he was inducted as a tenant in the suit property by one Mr. Darshan Lal in the year, 1998 and since then the defendant is in peaceful and uninterrupted possession of the suit property.

Examination of defendant has been conducted under Order X CPC.

The admitted position which emerges on record is that the defendant is in possession of the suit property in the capacity of a tenant. A registered GPA has been filed on record by the plaintiff executed in his favour by Sh. Darshan Lal on 22.02.2006.

The plaintiff is directed to appear in person on the NDOH.

Re-notify the matter for further proceedings on 29.04.2026.

(SHUCHI LALER)
District Judge-02 (East),
Karkardooma Courts/28.03.2026