

3

MISC RC ARC 7/24**PARVEEN JAIN Vs. GOVIND LAL AND ORS.****16.07.2026**

Present : Mr. Hardik Vashisht, Ld. Counsel for applicant with applicant.

Ld. Counsel for non-applicants with non-applicant no.1.

Matter is at the stage of arguments on application u/s 14 (2) DRC r/w Section 15 (1) DRC.

Ld. Counsel for non-applicants has moved an application u/s 151 CPC. Copy supplied.

It is submitted in the application that there is an interim order passed by the Ld. Appellate Court in the favour of the non-applicants and therefore, it is prayed that the present application be adjourned after 30.07.2026 as the appeal before the Ld. Appellate Court is fixed for the said date and the outcome of the said appeal will have a bearing on the merits of the application.

Ld. Counsel for non-applicants is questioned if he is willing to deposit the rent. He submits that without prejudice to the rights and contentions of the non-applicants, they are willing to deposit the rent but he submits that when the same offer was given before the Ld. Appellate Court, the applicant refused to accept the rent.

The Ld. Counsel for applicant submits that there is an observation by this Court in order dated 31.01.2025 that the non-applicants have failed to comply with the direction to deposit rent in one month and therefore, in any case, benefit of Section 14 (2) DRC r/w Section 15 (1) DRC cannot be extended to them.

The Ld. Counsel for applicant has been apprised that the consequence of passing an order on the above aspect would result in eviction of the non-applicants and since protection has been granted to them by the Ld. Appellate Court in the main petition, out of propriety, the said order cannot be passed by this Court unless the appeal is decided or the interim order is vacated.

At this stage, the Ld. Counsel for applicant submits that he has no objection if the present application is consigned sine die pending appeal and be revived as and when the order is received from the Ld. Appellate Court.

In view of the above, the relief sought by the non-applicants in Para A of the application anyway stands satisfied, however, no direction is being passed for depositing rent as the Ld. Counsel for applicant has objected to the non-compliance made by the non-applicants in terms of Section 14 (2) DRC r/w Section 15 (1) DRC.

The application u/s 151 CPC stands disposed of.

Ld. Counsel for applicants submits that on the LDOH, there is a typographical error in second line, last para. Perused. **The second line is rectified to the effect that Ld. Counsel for the applicant submitted that this Court can proceed with hearing of application with respect to compliance of Section 14 (2) DRC r/w Section 15 (1) DRC.**

The file be consigned to record room sine die to be revived as and when appropriate order is received by Ld. Appellate Court or the party files the order.

(Shilpi Singh)
ACJ/CCJ/ARC (South),
Saket Courts/16.07.2026