

18.09.2025

Present: Sh Umang Jain, Ld Counsel for the plaintiff.
Sh Raj Kishore, Ld Counsel for the defendant
(Through VC)

In the present suit, the possession of the suit property has already been handed over by the defendant to the plaintiff in terms of order dated 21.10.2024 passed by Hon'ble Delhi High Court and now the matter is listed for admission/ denial of documents and for framing of issues in respect of the other relief sought by the plaintiff.

Today fresh affidavit regarding admission/ denial of documents have been filed by the plaintiff. Same is taken on record.

Ld Counsel for the defendant submits that he is admitting the status of the defendant as tenant in the suit premises and do not wants to file any separate affidavit of admission/ denial apart from the affidavit which is already on record.

As Pleadings are complete. On the basis of pleadings, following issues are settled for trial:

1. **Whether the plaintiff is entitled to a decree for possession of the suit property? (OPP) *(Note: Possession has already been handed over to the plaintiff in terms of order dated 21.10.2024 passed by the Hon'ble Delhi High Court and decree under Order XII Rule 6 has also been passed in favour of the plaintiff and against the defendant)***
2. **Whether the plaintiff is entitled to a decree for recovery of a sum of ₹1,05,000/- towards arrears of rent up to August 2023, as prayed for? (OPP)**

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3. Whether the plaintiff is entitled to recovery of ₹15,000/- towards estimated electricity charges up to the filing of the present suit, as prayed for? (OPP)
4. Whether the plaintiff is entitled to recovery of ₹9,917/- towards PNG dues and restoration charges, as prayed for? (OPP)
5. Whether the plaintiff is entitled to a decree for damages of ₹1,50,000/- up to the date of filing of the suit, along with pendente lite damages @ ₹3,000/- per day, occupational charges @ ₹35,000/- per month, and electricity charges as per actuals, from the date of institution of the suit till handing over of peaceful possession by the defendant? (OPP)
6. Whether the plaintiff is entitled to a decree of permanent and mandatory injunction in respect of the suit property, as prayed for? (OPP)
7. Whether the suit of the plaintiff is liable to be dismissed for want of cause of action? (OPD)
8. Relief.

No other issue arises or is pressed for by the parties.

Let list of witnesses alongwith affidavits of the witnesses be filed by both the parties within 15 days from today with advance copy to the opposite party.

Put up for PE on 29.11.2025.

(Ravinder Singh II)
DJ-04, North, Rohini Courts,
Delhi/18.09.2025