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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CM(M) 51/2023 & CM APPL. 1620/2023 & CM APPL.**
16312-16313/2023 & CM APPL. 53971/2025
M S GOOD LUCK AUTO INDUSTRIES

.....Petitioner

Through: Mr. Gurmehar Vaan Singh, Advocate.

versus

SH RAJIV BAJAJ

.....Respondent

Through: Mr. Vinod Kumar Khanna, Advocate.

CORAM:
HON'BLE MR. JUSTICE MANOJ JAIN

ORDER

28.08.2025

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1. An eviction petition under Section 14(1) (a) and 14(1) (b) of *Delhi Rent Control Act, 1958* had been filed against petitioner herein and the learned Controller ordered eviction on both the abovesaid grounds.
2. Such order was also upheld by the learned Rent Control Tribunal, which is under challenge in the present petition.
3. It is, however, informed that since the tenant had complied with the order of deposit of rent under Section 15(1) of *Delhi Rent Control Act, 1958* he was held entitled to benefit of protection under Section 14(2) of *Delhi Rent Control Act, 1958* and, therefore, learned counsel for petitioner also submits that he would be restricting his prayer in the present petition only with respect to the ground of *sub-letting*.
4. He submits that he has already prepared written submissions and seek to submit the same with the Registry today itself, with advance copy to

CM(M) 51/2023

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opposite side.

5. During course of the part arguments, there were fresh exchange of proposals between the parties and both the sides would apprise the outcome thereof.

6. Learned counsel for respondent/landlord would also be at liberty to file brief written submissions with advance copy to opposite side.

7. List on 10.10.2025.

8. Be shown at end of Supplementary List.

MANOJ JAIN, J

AUGUST 28, 2025/ss/shs