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

+ **RC.REV. 122/2025**

PRAN NATH ARORAPetitioner

Through: **Mr. Ankur Gupta, Advocate.**

versus

SHRI RAJAN AHOOJARespondent

Through:

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

% **10.07.2025**

CM APPL. 19770/2025 (exemption)

Exemption allowed, subject to just exceptions.

Let requisite compliances be made within 01 week.

The application stands disposed-of.

RC.REV. 122/2025

CM APPL. 19771/2025 (stay)

By way of the present petition filed under section 25-B(8) of the Delhi Rent Control Act 1958, the petitioner impugns judgment dated 20.11.2024 passed by the learned ARC, Central District, Tis Hazari Courts, Delhi in RC ARC No.76/2024.

2. Mr. Ankur Gupta, learned counsel appearing for the petitioner argues that the subject property is situate in a building near Clock Tower (Ghantaghar), Subzi Mandi, Delhi, which is a notified 'slum area'



under the Slum Areas (Improvement and Clearance) Act, 1956 as per notification dated 10.04.1957.

3. In this behalf, counsel draws attention to a report prepared by the Delhi Development Authority, which states that “*Subzi Mandi area which includes Clock Tower, Subzi Mandi, Pul Bangash, Naya Mohalla, Nawab Ganj etc.*” falls within a designated ‘slum area’. Counsel submits however, that no prior permission of the competent authority was taken; but the learned Rent Controller has entertained the eviction petition and dismissed the leave-to-defend application filed by the petitioner. Counsel argues that the eviction petition was not maintainable in view of section 54 of the DRC Act read with section 19 of the Slum Areas (Improvement and Clearance) Act, 1956.
4. On being queried, counsel argues that though this point was not raised before the learned Rent Controller, since it is a jurisdictional issue, this court should consider it in its revisional jurisdiction.
5. Issue notice.
6. Upon the petitioner taking steps, let notice be sent to the respondent by all permissible modes, returnable for the next date.
7. Let the notice indicate that reply to the petition and to CM APPL. 19771/2025 be filed within 06 weeks of service; rejoinder thereto, if any, be filed within 04 weeks thereafter; with copy to the opposing counsel.
8. Re-notify on 15th September 2025 before the learned Joint-Registrar for completion of service and pleadings.
9. List before court thereafter.



10. In view of the jurisdictional issue raised, in the meantime, the effect and operation of the eviction order dated 20.11.2024 shall remain *stayed*, till the next date of hearing before this court.

JULY 10, 2025/ak

ANUP JAIRAM BHAMBHANI, J