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

+ RC.REV. 186/2026 & CM APPL. 35578/2026, CM APPL.
35580/2026 (delay)

RAJINDER GUPTA

.....Petitioner

Through: Mr. Anuroop P.S., Mr. Vikas Dudeja,
Advs.

versus

VIPIN ARORA & ORS.

.....Respondents

Through: Ms. Anjana Gosain, Ms. Akansha
Choudhary, Advs.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

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22.05.2026

1. This hearing has been done through hybrid mode.

CM APPL. 35579/2026 (exemption)

2. Allowed, subject to all just exceptions. Application is disposed of.

**RC.REV. 186/2026 & CM APPL. 35578/2026, CM APPL. 35580/2026
(delay)**

3. The present petition under Section 25-B(8) of the Delhi Rent Control
Act seeks following prayers:-

“a. The petition be accepted;

b. Trial Court record be summoned.

c. The impugned order dated 30.08.2025 passed in petition No.RC-ARC-
34/2022 passed by the court of Shri Mohit Sharma , SCJ/RC (South
East), Saket Court Delhi be set aside and the petitioner may be granted
leave to defend and contest the eviction petition filed under Section
14(1)(e) of the Delhi Rent Control Act by the respondent/landlord.;

d . Pass such other and further order as deem fit and proper under the
facts and circumstances of the case.”

4. During the course of the arguments, learned counsel appearing on



behalf of the petitioner, on instructions from the latter, who is present in the Court, submits that reasonable time may be given to vacate the tenanted premises.

5. Accordingly, as agreed between the parties, petitioner shall vacate the premises on or before 31.08.2026. Let an affidavit of undertaking be placed on record before the next date of hearing to that effect.

6. In view of the above, learned counsel for the respondents, on instructions, subject to the petitioner vacating the premises by 31.08.2026, does not press for use and occupation charges with respect to the tenanted premises at this stage.

7. Needless to state that all the statutory charges be cleared by the petitioner including water, electricity bills etc.

8. List on 10.07.2026.

9. In the meantime, learned counsel for the respondents, on instructions from the latter, who is present in the Court, submits that the execution proceedings *qua* the present petitioner shall not be pressed before the learned Executing Court.

10. Copy of the order be sent to concerned learned Executing Court/ learned Senior Civil Judge-cum-Rent Controller, South East, Saket Courts, New Delhi, for necessary information and compliance.

11. Order be uploaded on the website of this Court *forthwith*.

AMIT SHARMA, J

MAY 22, 2026/kr/sg