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

+ **CS(OS) 413/2024**

RUPA SHARMA

.....Plaintiff

Through: Mr. Amarjit Singh Chandhiok, Sr.
Adv. with Ms. Shalini Kaul, Mr.
Taranjit Singh and Mr. Manpreet
Singh, Advs. 45

versus

DEEPAK KRISHAN TEWARI AND ANR **.....Defendants**

Through: Mr. Tanmaya Mehta, Mr. Ashutosh
Nagar and Mr. Ishan Harlalka, Advs.

CORAM:

HON'BLE MR. JUSTICE PURUSHAINDR KUMAR KAURAV

ORDER

% 08.12.2025

I.A. 48106/2024 (for delay in filing the reply in I.A. 32728/2024)

I.A. 48107/2024 (for delay in filing the reply of I.A. 32784/2024)

I.A. 48118/2024 (for delay in filing 32727/2024)

1. For the reasons stated in these applications, the same are allowed, and the delay in filing the respective applications stands condoned.

2. Applications stand disposed of accordingly.

I.A. 32728/2024 (under Order 39 Rule 4 r/w Section 151 of CPC)

Reserving the objections raised in the application to be raised at an appropriate stage, the application stands disposed of.

I.A. 29447/2024 (by plaintiff under Order 39 Rule 1 and 2 of CPC)

I.A. 32784/2024 (under Order 39 Rule 4 r/w Section 151 of CPC)



1. The ground floor and basement appear to be in occupation of the plaintiff whereas the first floor is claimed to be in joint possession of the plaintiff and defendants to the extent of 50% each.
2. Let the *status quo qua* the properties be maintained, subject to the following liberties:
 - i. The first floor can be let out on rent to the tenant who will be identified jointly by both of them.
 - ii. The rent be deposited before the Registrar General of this Court.
 - iii. Let the lease deed be also placed on record.
3. This arrangement is without prejudice to the rights and contentions of the parties.
4. Applications stand disposed of.

I.A. 7205/2025 (by plaintiff for recalling of the order dated 07.02.2025)

In view of the order passed in I.A. 29447/2024 and I.A. 32784/2024, the instant application has rendered infructuous.

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1. List on 23.03.2026.
2. In the meantime, the parties can also explore the possibility of mediation.

PURUSHAINDR KUMAR KAURAV, J
DECEMBER 8, 2025/P/AMG