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

+ RC.REV. 175/2025

RANI GUPTA

.....Petitioner

Through: Mr. Jeevesh Nagrath, Senior Advocate with Mr. Sameer Abhyankar, Ms. Yashika Sharma and Ms. Nitya Maheshwari, Advocates.

versus

SURINDER KUMAR & ORS.

.....Respondents

Through: Counsel *via* video-conferencing (appearance not given).

**CORAM:**

**HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI**

**ORDER**

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**31.07.2025**

**CM APPL. 33640/2025**

Exemption granted, subject to just exceptions.

Let requisite compliances be made within 01 week.

The application stands disposed of.

**RC.REV. 175/2025**

By way of the present revision petition filed under section 25-B(8) of the Delhi Rent Control Act 1958, the petitioner impugns order dated 01.04.2025 passed by the learned ARC, Central District, Tis Hazari Courts, Delhi, in RC ARC No.221/2024.

Mr. Jeevesh Nagrath, learned senior counsel appearing for the petitioner submits, that the leave-to-defend has been granted only on the ground that there is suitable, alternate accommodation available with the petitioner. Learned senior counsel submits, that the learned Rent Controller has erroneously taken the view that Shop No.2201, which is adjoining the subject premises, is vacant and available to the petitioner. Mr. Nagrath states



that the said shop is already being used as a storage/godown facility for the petitioner's business.

Learned senior counsel further submits, that the learned Rent Controller has also taken the view that the need of a daughter-in-law would not qualify as *bona-fide* need at the hands of the respondents, which also becomes a triable issue.

Issue notice.

Learned counsel has joined *via* video-conferencing on behalf of the respondents on advance copy; accepts notice; and seeks time to file reply.

Let reply be filed within 03 weeks; rejoinder thereto, if any, be filed within 02 weeks thereafter; with copies to the opposing counsel.

Re-notify on 09<sup>th</sup> October 2025.

**ANUP JAIRAM BHAMBHANI, J**

**JULY 31, 2025**

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