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

+ **RC.REV. 177/2025**

SANJEEV TUTEJA

.....Petitioner

Through: Mr. Ankit Jain, Senior Advocate with
Mr. Pritish Sabharwal, Mr. Sanjeet
Kumar and Ms. Shweta Singh,
Advocates.

versus

DALEEP KUMAR ARORA

.....Respondent

Through:

CORAM:

HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER

% **23.07.2025**

CM APPL. 33818/2025 (exemption)

Exemption granted, subject to just exceptions.

Let requisite compliances be made within 01 week.

The application stands disposed of.

RC.REV. 177/2025 & CM APPL. 33817/2025 (stay)

By way of the present petition filed under section 25-B(8) of the Delhi Rent Control Act 1958, the petitioner impugns judgment and decree dated 16.05.2025 passed by the learned Senior Civil Judge, Shahdara Disitric, Karkardooma District Courts, Delhi in suit bearing RC ARC 140/2023.

2. Issue notice.



3. Mr. Ankit Jain, learned senior counsel appearing for the petitioner submits, that a perusal of para 18 of the eviction petition itself shows that the requirement cited by the respondent/landlord was for additional accommodation in order to enhance or augment his son's business. Learned senior counsel submits, that the respondent failed to disclose the availability of upper-floors in the same building and despite the said position having been set-out in the leave-to-defend application, he has denied that fact as being false to his knowledge.
4. Upon the petitioner taking steps, let notice be sent to the respondent by all permissible modes, returnable for the next date.
5. Let the notice indicate that reply be filed within 06 weeks of service; rejoinder thereto, if any, be filed within 04 weeks thereafter; with copy to the opposing counsel.
6. List before learned Joint Registrar on 26th September 2025 for completion of service; and pleadings in the application.
7. Since the impugned eviction order is dated 16.05.2025, as requested, the petitioner shall be at liberty to file an appropriate application in this court, if execution proceedings are initiated.

ANUP JAIRAM BHAMBHANI, J

JULY 23, 2025

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