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

+ RC.REV. 238/2022

NAVEEN CHOPRA

.....Petitioner

Through: Mr. Mukesh Gupta, Adv. (Through
VC)

versus

SUALEHA BEGUM

.....Respondent

Through: Counsel (appearance not given)

CORAM:

HON'BLE MR. JUSTICE SAURABH BANERJEE

ORDER

03.11.2025

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1. Learned counsel for the parties seek, and are granted a period of two weeks for filing written synopsis in compliance of the earlier order.
2. The learned counsel for the petitioner after commencing his arguments, seeks and is granted, a period of *two weeks* for concluding arguments.
3. In the meanwhile, this Court, while going through the record, finds that there is no dispute *qua* the *landlord-tenant relationship* between the parties. Though the petitioner had raised claims *qua* respondent having alternative accommodations, however, the same being bereft of any material particulars and since the petitioner was relying upon documents alongwith certain written arguments, without seeking permission of the learned ARC, the same were not taken on record and the learned ARC *qua* the aspect of the alternative accommodations has given a reasonably



detailed finding from paragraph nos.11 to 20 of the impugned order.

4. *Qua* the *bona fide* requirement of the landlord, the learned ARC has captured the arguments addressed by the petitioner and has given a constructive finding thereto in the impugned order as well.

5. *Prima facie*, this Court is convinced with the findings rendered by the learned ARC and there is hardly any ground for interference made out by the petitioner in the present revision petition.

6. In any event, the tenant has not raised any new ground sufficient for interference by this Court in the present revision petition.

7. At this stage, without prejudice to the rights and contentions of the tenant and as a matter of abundant caution, learned counsel for the tenant shall also seek instructions *qua* the feasible time period within which the tenant would vacate the subject premises and hand over the possession thereof to the landlord, along with the terms of payment *qua* user and occupation charges for the concerned period.

8. As such, renotify on 10.12.2025.

SAURABH BANERJEE, J

NOVEMBER 3, 2025/Ab