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

+ **CONT.CAS(C) 915/2025**

GURPREET SINGH SODHI & ANR.

.....Petitioners

Through: Mr. Peeyoosh Kalra, Mr. Yashwant Singh Baghel and Ms. Mehgna Nair, Advocates along with Petitioner in person.

versus

M/S SALUJA CONSTRUCTION CO LIMITED & ORS.

.....Respondents

Through: Mr. Harsh Sethi, Mr. Anant Nigam and Mr. Raghav Luthra, Advocates along with R-1 and R-2 in person.
Mr. Samar Bansal and Mr. Saurabh Soni, Advocates on behalf of non-applicant owner of 3rd Floor (through vc).

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

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26.09.2025

1. This hearing has been done through hybrid mode.
2. Respondent Nos. 2 and 3 are present in Court.
3. A cheque bearing no. 000524 dated 26.09.2025 drawn on ICICI Bank for Rs.5,00,000/- in favour of Mr. Gurpreet Singh Sodhi/Petitioner No. 1 has been handed over to petitioner No. 1, who is present in Court today. The said cheque has been given with respect to rents arrears.
4. Learned counsel for the petitioner submits that on a previous occasion as well, cheques had been handed over, however, the same were not honoured. Subject to the realisation of the cheque handed over today, the same is



accepted by the petitioner.

5. An allotment letter dated 16.04.2025 has also been handed over to the petitioner with respect to Unit No. 801A and 801B having a super area measuring 6005 sq. Ft. and covered area of 3603 square feet on Eight Floor in the building known as Salcon Rasvilas Phase-2, Situated at Plot No. D-1, Saket District Centre, Saket, New Delhi.

6. Learned counsel for the petitioner submits that the respondents also had to comply with the condition of depositing TDS of Rs. 1.90 Crores on or before 16.01.2025, which has not been done till date. The other issue which is being raised is with respect to the installation of an independent lift to the 3rd Floor in the subject property. It is the case of the petitioner that the said lift was not there in the sale deed executed between the petitioner and the third floor buyer. Subsequently, it is submitted that the construction of the lift is obstructing the second floor property of the petitioner.

7. Let a response be filed before the next date of hearing with respect to the aforesaid issues, with an advance copy to learned counsel for the petitioners.

8. List on 02.12.2025.

AMIT SHARMA, J

SEPTEMBER 26, 2025/bsr