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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **CONT.CAS(C) 904/2025**

VED PRAKASH

.....Petitioner

Through: Ms. Garima Sehgal, Advocate along
with Petitioner in person.

versus

NEERAJ SAXENA

.....Respondents

Through: Mr. Rakesh P., Advocate along with
Mr. Neeraj Saxena, Respondent in
person.

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

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05.02.2026

1. The present petition alleges wilful disobedience / non-compliance of the directions contained in the order dated 27.02.2025 passed in FAO 200/2022. The same, *inter alia*, directs as under:-

“13. Undoubtedly, there exists no legal impediment in the way of the appellant/plaintiff so as to be denied his claim towards arrears of rent as well as for payment of user/occupation charges, until such time as the premises is vacated.

14. Accordingly, the present appeal is hereby allowed, and the respondent is directed to pay arrears of rent of ₹2,00,000/- from 01.03.2020 to 31.10.2020, and thereafter, at the rate of ₹1,00,000/- for each successive English calendar month, commencing from 01.11.2020, to be paid by the 10th of each subsequent month.

15. In the event the respondent fails to tender or pay the aforementioned amount within a period of four weeks from today to the appellant/plaintiff, the right of the respondent to lead evidence before the learned trial Court shall stand closed. This direction for payment of rent is without prejudice to the rights of the appellant/plaintiff to seek further enhancement of rent in terms of the market rental value of the property and without prejudice to his right to seek interest.”



2. It transpires, during the course of hearing, that no amount whatsoever has been paid by the respondent pursuant to the aforesaid order dated 27.02.2025.

3. Learned counsel for the respondent seeks to contend that since the right of the respondent to lead evidence before the learned trial Court has already been closed, no further consequences can ensue for non-compliance with the directions contained in Paragraph 14 of the judgment / order dated 27.02.2025. This contention is *ex facie* untenable, as the directions in Paragraph 14 are unconditional and peremptory in nature.

4. As is clear from Paragraph 13 of the judgment / order dated 27.02.2025, the said amount was directed to be paid by the respondent towards the petitioner's claim for arrears of rent as well as user/occupation charges, until such time the premises is vacated.

5. The absurd justification given by the respondent for non-payment of the said amount is itself demonstrative of the scant regard that the respondent has for directions passed by this Court inasmuch as an attempt has been made to completely misconstrue the order dated 27.02.2025.

6. It is also noticed that *vide* order dated 30.05.2025, after noting the factual position, the predecessor bench has, *inter alia*, recorded as under:-

"4. It is made clear that if compliance is not made prior to the next date, further proceedings in contempt shall be initiated against the respondent."

7. Again, *vide* order dated 15.12.2025, time was afforded to the respondent to comply with the aforesaid directions and file a compliance affidavit. However, the same has not been done. The order dated 15.12.2025, *inter alia*, records as under:-

"6. Let a compliance affidavit be placed on record before the next date of hearing. In case, the same is not filed, the proceedings in contempt shall



be initiated against the respondent.”

8. In the circumstances, it is evident that the respondent is guilty of wilful disobedience of the order/s passed by this Court. As such, he is held guilty of committing “contempt” as defined under the Contempt of Courts Act, 1971.

9. At this stage, before considering the quantum of sentence to be awarded to the respondent, learned counsel for the respondent seeks that the matter be referred to mediation to enable the respondent to try and resolve the controversy and to give an opportunity to the respondent to purge his contempt.

10. In the circumstances, the matter is referred to mediation, under the aegis of the Delhi High Court Mediation and Conciliation Centre. Let the parties appear for mediation proceedings on 16.02.2026 at 03:00 PM.

11. List for reporting outcome of mediation and further proceedings on 23.03.2026.

SACHIN DATTA, J

FEBRUARY 5, 2026/r