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

+ CS(OS) 6/2022

PARUL SHARMA

.....Plaintiff

Through: Mr. Akash Srivastava & Mr.
Maitray Rathi, Advocates.

versus

AYUSH KAPUR

.....Defendant

Through: Mr. Ankur Gosain & Mr. Manuj
Gautam, Advocates for Kotak
Securities.

CORAM:

HON'BLE MR. JUSTICE TEJAS KARIA

ORDER

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15.06.2026

I.A. 12770/2026 & I.A. 15296/2026

1. I.A. 15296/2026 has been filed on behalf of the Defendant under Section 151 of the Code of Civil Procedure, 1908 (“**CPC**”) seeking directions to Kotak Securities Limited for depositing the 50% rent amount withheld from March, 2024 to June, 2026 for occupying Flat No. 506, Fifth Floor, Tolstoy House, Tolstoy Marg, New Delhi-110001 (“**Subject Premises**”).

2. *Vide* order dated 27.02.2024 pas in I.A. No. 3463 of 2024, Kotak Securities Limited was directed to deposit the entire withheld rent from the period August-September, 2021 till the date of the said order with the worthy Registrar General of this Court.

3. Pursuant thereto, Kotak Securities Limited deposited an amount of Rs. 14,80,524/- with the worthy Registrar General of this Court.

4. Kotak Securities Limited served a termination notice dated 25.03.2026 upon the Parties notifying that it will vacate the Subject

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Premises after serving 90 days of notice period. In this respect, I.A. 12770/2026 has been filed on behalf of the Plaintiff under Section 151 of the CPC seeking release of ₹4,95,000/- from the aforementioned amount lying with the Registry of this Court, in order to refund the security deposit upon vacation of the Subject Premises by Kotak Securities Limited.

5. The learned Counsel for the Parties jointly submitted that Kotak Securities Limited has agreed to pay the withheld rent amount, which is sought by way of I.A. 15296/2026 after deducting the amount of security deposit from the total withheld rent amount payable by Kotak Securities Limited.

6. Accordingly, it is directed that Kotak Securities Limited shall deposit the entire withheld rent from the period March 2024 till the vacation of the Subject Premises, after adjustment of security deposit amount of ₹4,95,000/-, with the worthy Registrar General of this Court within a period of four weeks from date. The amount so deposited shall be kept in interest bearing account.

7. The present Applications are disposed of in terms of the aforesaid directions.

TEJAS KARIA, J

JUNE 15, 2026

St/ap