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

CCP(O) 77/2025, I.A. 2919/2023, I.A. 18597/2025 & I.A. 18701/2025

IN

+ CS(COMM) 83/2022

VISHWA AHIMSA SANGH

.....Plaintiff

Through: Mr. Alok Bachawat, Mr. Ishan Jain
and Mr. Aditya Dua, Advocates.

versus

PUNJAB NATIONAL BANK

.....Defendant

Through: Mr. Naman Shukla, Advocate.
Mr. Niraj Kumar, Deputy Circle
Head, PNB.
Mr. J.B. Kamal Hans, Manager, PNB.

CORAM:

HON'BLE MR. JUSTICE AMIT BANSAL

ORDER

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06.08.2025

I.A. 288/2025 (for placing additional document on record)

1. This application has been filed on behalf of the plaintiff seeking to place on record an additional document in support of its claim of mesne profits.
2. The documents sought to be placed on record is an 'Agreement to Lease' dated 3rd February, 2014.
3. Notice in the present application was issued on 8th January, 2025. However, no reply to the application has been filed on behalf of the defendant till date.



4. Accordingly, for the reasons stated in the application, the additional document is permitted to be taken on record.

5. Application stands disposed of.

I.A. 18701/2025 (u/O VI Rule 17 of CPC, 1908)

6. This application has been filed on behalf of the plaintiff seeking amendment of the plaint pursuant to the order passed in I.A. 288/2025 above the permitting the aforesaid additional document to be taken on record.

7. By way of the present application, the plaintiff seeks to amend the prayer clause in relation to mesne profits claimed by the plaintiff.

8. The suit is still at an early stage. Issues are yet to be framed and the trial is yet to commence. Therefore, no prejudice would be caused to the defendant if the present application is allowed. Further, the amendment sought by way of the present application does not change the nature and character of the present suit in any manner.

9. Accordingly, the present application is allowed and the amended plaint filed along with the present application is permitted to be taken on record.

10. The application stands disposed of in the aforesaid terms.

I.A. 18597/2025 (seeking extension of time for vacating the suit premises)

11. The present application has been filed on behalf of the defendant bank seeking further extension of six (6) months' time for vacating the suit premises and handing over peaceful possession thereof to the plaintiff/lessee.

12. *Vide* order dated 14th February, 2025, this Court had previously granted an extension to the defendant bank for a period of six (6) months from 7th February, 2025 to 7th August, 2025, subject to the defendant bank



paying a rent of Rs. 12,00,000/- to the plaintiff for the said period.

13. It is stated by the defendant bank that the bank has entered into a lease for a new property in the vicinity, in terms of which, the complete possession of the new property is to be handed over to the Bank by 31st August, 2025.

14. Mr. Niraj Kumar, the authorized representative of the bank is present in Court today and submits that after obtaining possession, some time would be required for the bank to make the necessary repairs and renovations on the premises so as to make the same usable in compliance with RBI Guidelines. Hence, out of abundant caution, a further extension for a maximum period of six (6) months is sought.

15. Counsel for the defendant bank assures the Court that no further extension shall be sought beyond the said date.

16. Having heard the counsel for the parties, the present application is allowed and the defendant bank is granted a further extension of six (6) months' period from 7th August, 2025 to 7th February, 2026, subject to the bank paying a rent of Rs. 14,00,000/- to the plaintiff for the said period. Needless to state, the aforesaid rent shall be paid only for the period that the defendant bank remains in occupation of the suit premises.

17. It is further directed that the bank shall give two months' prior notice to the plaintiff of its intention to vacate the suit premises so that the plaintiff can make arrangements for alternate tenants.

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18. In view of the order passed in I.A. 18597/2025 above, Mr. Alok Bachawat, counsel appearing on behalf of the plaintiff does not wish to press the present petition.



19. Accordingly, the present petition is dismissed as not pressed.

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20. In view of the order passed in I.A. 18701/2025 above, the amended plaint is taken on record.

21. Written statement to the amended plaint, if any, shall be filed by the defendant within thirty days from today.

22. Replication thereto, if any, be filed within thirty days thereafter.

23. List before the Joint Registrar on 8th October, 2025 for completion of service and pleadings.

24. List before the Court on 25th February, 2026.

AMIT BANSAL, J

AUGUST 6, 2025

Vivek/-