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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ CS(OS) 691/2023 I.A. 21516/2023 I.A. 21517/2023 I.A. 21519/2023
I.A. 31563/2024 I.A. 36034/2024 I.A. 38466/2024 I.A. 38467/2024
I.A. 42416/2024 I.A. 47973/2024
SHRI DIVAKAR SHARMAPlaintiff

Through: Mr. M. Dutta, Senior Advocate along
with Mr. Aditya Guha Adv. and Mr.
Anand Kumar Soni Adv.

versus

SHRI LALIT MOHAN SHARMADefendant
Through: Dr. Bharat Bhushan Parsoon, Sr.
Advocate, Ms. Sonam Priya, Mr Ayush
Kumar Singh and Ms. Aditi Singh,
Advocates.

CORAM:
HON'BLE MR. JUSTICE ANISH DAYAL

ORDER
15.01.2025

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I.A. 287/2025 (Applications seeking directions and sharing expenses being incurred)

1. On 10th January, 2025, certain directions had been passed. The said directions are relating to only one of the aspects which have been adverted to in the application. It was wrongly mentioned that the application has been disposed of. The said I.A. No. 287/2025 *will be shown as pending on the case file.*
2. The direction sought in the application relates to miscellaneous issues of the suit property bearing no. B-3/24, Vasant Vihar, New Delhi.
3. One of the urgent issues canvassed by Senior Counsel for defendant is the relief sought in prayer at serial no. 7.



4. Considering the lease is to commence on a proximate date, the permission is sought, for the neighbours labour force to access the premises, for 3 weeks, for repair works due to prior demolition which was carried out. There is no objection on this, by counsel for plaintiff.

5. Relief sought in prayer 7 is extracted as under:

7. The Defendant requests permission to grant the neighbour's labor force access to the premises for three weeks to carry out the stated works, with the following terms:

i. Approval will be granted only via email, avoiding any formal agreement. The email's content will broadly state:

- "Access is approved for a specified period of 21 working days from _____ December 2024 (BoD) to _____ January 2025 (EoD). All logistics must be removed on the 21st day.
- Repairs to the premises must be completed to our satisfaction within seven days thereafter, i.e., by ____ January 2025.
- If any danger of damage is perceived to our house at any time, the Defendant reserves the right to forthwith permanently stop the works without liability for damages or demurrage charges."

ii. A security deposit of RS. 4 Lacs in favour of the Defendant/Karta (Lalit Mohan Sharma) will be accepted via demand draft and returned intact upon satisfactory completion of the works.

6. Senior counsel for parties stated that an attempt be made, before this Court, for resolution of the disputes between the parties; accordingly, both plaintiff and defendant shall be present in person on 23rd January 2025 at 04:00 P.M., for this purpose.

7. Order be uploaded on the website of this Court.

ANISH DAYAL, J

JANUARY 15, 2025/RK