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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ **RC.REV. 232/2025**

SH AMAR SAINI AND ANOTHERPetitioners
Through: Mr. Amar Nath Saini with Mr. Karan Gupta, Ms. Neelam Pathak, Mr. Rohit Singh and Mr. Sahil Sagar, Advocates.

versus

SH KARAMVIRRespondent
Through:

CORAM:
HON'BLE MR. JUSTICE ANUP JAIRAM BHAMBHANI

ORDER
05.08.2025

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CM APPL. 47711/2025

Exemption granted, subject to just exceptions.

Let requisite compliances be made within 01 week.

The application stands disposed-of.

RC.REV. 232/2025 & CM APPL. 47710/2025 (stay)

By way of the present petition filed under section 25-B(8) of the Delhi Rent Control Act 1958, the petitioners impugn order dated 13.05.2025 passed by the learned Additional Rent Controller, West District, Tis Hazari Courts, Delhi in eviction petition bearing ARC No.55/2022.

2. Mr. Amar Nath Saini, learned counsel appearing for the petitioners submits, that the petitioners were not tenants but intending purchasers of the subject premises *vide* agreement to sell comprised in Receipt dated 02.12.2005, a copy of which has been appended to the petition.



3. Mr. Saini argues, that that submission apart, the respondent alongwith a co-owner had earlier filed a suit bearing CS/SCJ No. 1171/2019 before the learned Civil Judge alleging that the petitioners were trespassers, who had forcibly occupied the subject premises; and that there was no assertion in the said prior suit that the petitioners were tenants under the respondent.
4. Counsel argues, that the said suit is still pending before the learned civil court and is at the stage of evidence.
5. In these circumstances, counsel states, that at the very least, the landlord-tenant relationship between the parties was seriously in dispute; and leave-to-defend ought to have been granted to the petitioners on this count alone.
6. Issue notice.
7. Upon the petitioners taking steps, let notice be sent to the respondent by all permissible modes, returnable for the next date.
8. Let the notice indicate that replies to the revision petition and the stay application be filed within 06 weeks of service; rejoinder(s) thereto, if any, be filed within 04 weeks thereafter; with copy to the opposing counsel.
9. Re-notify on 28th October 2025 before the learned Joint-Registrar for completion of pleadings.
10. List before court thereafter.

ANUP JAIRAM BHAMBHANI, J

AUGUST 5, 2025
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