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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ CM(M) 638/2026, CM APPL. 19161/2026 & CM APPL. 19162/2026
H.K. OBEROI (SINCE DECEASED) THROUGH HIS LR
RAJINDER KUMAR OBEROIPetitioner
Through: Mr. Sudhir Nandrajog, Senior
Advocate, Mr. Vibhor Gupta, Mr. Udit
Gupta, Mr. Ravindra Kumar,
Advocates.

versus

M/S ATMA RAM PROPERTIES PVT LTD & ANR.
.....Respondents
Through: Mr. Amit Sethi, Advocate for R-1.

CORAM:
HON'BLE MR. JUSTICE RAJNEESH KUMAR GUPTA

ORDER
27.03.2026

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1. This hearing has been conducted through hybrid mode.

CM APPL. 19164/2026 (for exemption)

2. Allowed, subject to all just exceptions.

3. Accordingly, the present application is disposed of.

CM(M) 638/2026 & CM APPL. 19163/2026 (for condonation of delay)

4. The present petition has been filed by the petitioner under Article 227 of the Constitution of India, 1950, assailing the impugned orders dated 06th October, 2021, 28th February, 2020 and 28th February, 2014, passed by the learned Trial Court in RCT No. 162/2016 and in Eviction Petition No. 79/09/94.

5. Learned Counsel for the respondent No. 1 appears on advance notice



and accepts notice.

6. Upon the petitioner taking necessary steps, let notice be issued to the remaining respondents through all permissible modes, returnable on 27th April, 2026.

7. Let a short reply, if any, be filed on behalf of the respondent No. 1 with an advance copy thereof served upon the opposite side before the next date of hearing.

RAJNEESH KUMAR GUPTA, J

MARCH 27, 2026/MR/ik