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

+ **RC.REV. 261/2025**

MST. ZAIBUN NISHA

.....Petitioner

Through: Mr. Rahul Kumar, Mr. Vishesh Kumar, Ms. Prity Kumari and Mr. Pawan Pandey, Advocates.

versus

MUHAMMAD AQIL & ANR.

.....Respondents

Through: Mr. Aly Mirza, Advocate.

CORAM:

HON'BLE MR. JUSTICE SAURABH BANERJEE

ORDER

28.08.2025

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CAV 327/2025

1. Since respondents have entered appearance, the Caveat stands discharged.

RC.REV. 261/2025 & CM APPL. 53953/2025-Stay

2. By virtue of the present petition, petitioner/ tenant seeks setting aside of the order dated 22.05.2025, passed by learned ARC-02, (Central District), Tis Hazari Courts, Delhi, in RC ARC 441/2024.

3. It is the case of the petitioner/ tenant that the petitioner/ tenant has been in occupation of the subject premises since last four decades as also that the rent receipt alleged to have been filed by the respondents/ landlord is disputed and lastly that there is no landlord-tenant relationship the parties. Additionally, learned counsel for the petitioner/ tenant submits that the respondents/ landlord are in occupation of various similar



premises, which means that the respondents/ landlord have more than one alternate accommodation with him.

4. Issue notice.

5. Learned counsel appearing for the respondents/ landlord accepts notice and disputes the contentions raised by the learned counsel for petitioner/ tenant. He submits that each and every contention raised by the petitioner/ tenant has been duly answered and dealt with by the learned ARC in the impugned judgment.

6. Both parties, instead of filing a reply/ rejoinder, seek and are granted, a period of *four weeks* to file their respective written synopsis not exceeding *three* pages, giving a chronological list of dates and events and relevant documents, if any, alongwith duly highlighted judgments setting out the propositions of law therein, they wish to rely upon.

7. In the meanwhile, the petitioner/ tenant shall also seek instructions *qua* the feasible time period within which the petitioner/ tenant would vacate the subject property and hand over the possession thereof to the respondents, along with the terms of payment *qua* user and occupation charges for the aforesaid period.

8. List on 01.12.2025.

SAURABH BANERJEE, J

AUGUST 28, 2025

NA