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

+ **RFA(COMM) 575/2025 & CM APPL. 63950/2025**

M/S IPSAA HOLDINGS PRIVATE LIMITEDAPPELLANT

Through: Mr. Manish Sharma, Sr. Adv. with Mr.
Ninad Dogra, Mr. Mohit Nain, Ms.
Mahak Rathee, Advs.

versus

ASHVAL VADERAA

.....RESPONDENT

Through: *Nemo.*

CORAM:

HON'BLE MR. JUSTICE NITIN WASUDEO SAMBRE

HON'BLE MR. JUSTICE ANISH DAYAL

ORDER

% **10.10.2025**

CM APPL. 63951/2025(Exemption)

1. Exemption allowed, subject to all just exceptions.
2. The application stands disposed of.

RFA(COMM) 575/2025

1. This appeal has been filed by the judgment debtor, who, through the decree under challenge, has been directed to pay a sum of Rs. 6,00,000/- as arrears of rent, and also damages of Rs. 2,80,000/- per month with effect from April to May, 2024, and Rs. 3,10,000/- per month from June, 2024, till 12th February, 2025, along with interest at the rate of 12% per annum.
2. Amongst other grounds, it is contended that there was consensus between the parties regarding the reduction of rent from Rs. 2,80,000/- to Rs. 1,80,000/-, and this fact stands established from the evidence of the plaintiff.



3. Categorical reliance is placed on the cross-examination of the plaintiff, from which it can be inferred that the agreed amount was Rs.1,80,000/-, as against the claim put forth by the decree holder of Rs.2,80,000/-.
4. Apart from the above, the issue of physical handing over of possession is disputed, as it is claimed that the appellant had tried to establish his *bona fides* by offering the keys after vacating the premises, whereupon a physical inspection of the premises was carried out by the plaintiff.
5. Issue notice to the respondent, returnable in 6 weeks.
6. Let 75% of the decretal amount with interest be deposited within a period of 3 weeks from today, subject to which there shall be no coercive action against the appellant.
7. We make it clear that the parties to the appeal shall appear before the Mediator, *Delhi High Court Mediation and Conciliation Centre* on 30th October, 2025.
8. Copy of the Order be sent to the Organizing Secretary, *Delhi High Court Mediation and Conciliation Centre* for information and necessary compliance.
9. List before the Court on 23rd December, 2025.

NITIN WASUDEO SAMBRE, J

ANISH DAYAL, J

OCTOBER 10, 2025/pr/sk