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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**
+ CS(COMM) 1138/2025 and I.A. 31431/2025 and I.A. 31432/2025
TALKATORA INVESTMENTS AND TRADING COMPANY P
LTDPlaintiff

Through: Mr. Sourabh Seth, Ms. Neelampreet
Kaur, Mr. Abhiroop Rathore, Mr. Kabir Dev and
Mr. Sukhvir Singh, Advocates.

versus

MS SANDOZ RESTAURANTS PVT LTD
& ANR.Defendants

Through: Mr. Rakesh Tiku, Sr. Advocate with
Ms. Aarushi Tiku, Ms. Ashish and Mr. Monu
Kumar, Advocates for D1.
Ms. Amisha Bejroi, Advocate for D2.

CORAM:
HON'BLE MR. JUSTICE VIKAS MAHAJAN

ORDER

% **02.02.2026**

1. Mr. Rakesh Tiku, learned Sr. Counsel appearing on behalf of the defendant no.1 submits that insofar as the allegation of non-payment of rent is concerned, defendant no.1 will pay up-to-date rent of the suit premises to the plaintiff within a period of three weeks from today. The statement is taken on record and the defendants are bound down to the same.
2. Mr. Tiku further submits that as regards the Fire Safety Certificate(s), he has instructions to state that all the necessary permissions and certificates from the competent authority of the Fire Department are in place. He submits that he will file the same on record in reply to the application i.e. IA no. 668/2026. Let needful be done as undertaken.
3. Written statement has been filed by the defendant no.1, *albeit* with a delay of 43 days.
4. Mr. Sourabh Seth, learned counsel appearing on behalf of the plaintiff



submits he has no objection, if delay is condoned and written statement is taken on record subject to some terms.

5. In view of the above, delay in filing written statement is condoned, subject to cost of Rs.50,000/- to be paid to the Delhi High Court Bar Association, which amount will be utilized for the education of the children of the Bar staff, existing or those who passed away while in service.

6. Replication thereto, if any, be filed with the time prescribed under law.

7. List before the learned Joint Registrar for completion of pleadings, admission/denial of documents and marking of exhibits on 13.04.2026.

8. List thereafter before Court for framing of issues on a date to be assigned by the learned Joint Registrar.

I.A. 26289/2025 (under Order XXXIX Rules 1 & 2 CPC)

9. Mr. Tiku, on instructions, submits that no third party rights in the suit property shall be created during pendency of the suit. The statement is taken on record and the defendants are bound down to the same.

10. In view of the above statement, no further orders are warranted in the present application.

11. The application is disposed of.

12. The date already fixed before the learned Joint Registrar, i.e., 06.02.2026 stands cancelled.

VIKAS MAHAJAN, J

FEBRUARY 2, 2026/jg