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

+ **RC.REV. 326/2025**

BHUSHAN KUMAR BAGGA (SR. CITIZEN)Petitioner

Through: Mr. Prashanto Chandra Sen, Sr. Adv.
, with Mr. Nihit Nagpal, Ms. Livya P.
Lalu, Mr. Vaibhav Mehra, Ms. Bindra
Rana, Ms. Lucy Rana, Advs.
SPA Holder Shakti Bhushan, Son of
Bhushan Kumar Bagga.

versus

PREETI GUPTA

.....Respondent

Through: None.

CORAM:

HON'BLE MR. JUSTICE AMIT SHARMA

ORDER

% **09.01.2026**

1. This hearing has been done through hybrid mode.

CM APPL. 1189/2026(exemption)

2. Allowed, subject to all just exceptions. The application is disposed of accordingly.

CM APPL. 1188/2026(stay of operation and execution)

3. The present application under Section 151 of the CPC filed on behalf of the petitioner/applicant seeks the following prayers: -

“(a) Allow the present application and staying the operation and execution of the Impugned Order dated April 8, 2025, passed by the Ld. Additional Rent Controller in RC ARC 776 of 2023 titled “Preeti Gupta vs. Bhushan Kumar Bagga” (“Eviction Petition”);

(b) Stay further proceedings in execution petition Ex. 2612 of 2025 titled Preeti Gupta v Bhushan Kumar Bagga pending before Ld.



ACJ cum ARC, (including appointment / acts of bailiff and issuance / execution of warrants of possession, if any), pending disposal of the present Revision Petition;

(c) Direct maintenance of status quo with respect to possession of the Tenanted Premises during pendency of the Revision Petition;

(d) Pass any other order(s) in the interest of justice, including costs / appropriate directions in view of the Respondent's suppression/misrepresentation before the executing court."

4. Issue notice to the respondent, on the petitioner taking necessary steps through all permissible modes including electronic mail, if any, including *dasti* as well, returnable on 17.02.2026.
5. In the meantime, the operation of order dated 22.12.2025 passed in EX 2612/25 is deferred till the next date of hearing.
6. Learned Senior Counsel appearing on behalf of the petitioner/applicant submits that during the pendency of the present petition *vide* order dated 22.12.2025 in EX 2612/25, learned ARC has given direction to the bailiff to break open the locks, if required and to remove the obstructions, if any, in pursuance of the execution filed on behalf of the respondent.
7. Order be given *dasti* under the signature of the Court Master of this Court.
8. Copy of the order be sent to the learned ACJ-cum-ARC, Central District, Tis Hazari Courts, Delhi, for necessary information and compliance.
9. Order be uploaded on the website of this Court *forthwith*.

AMIT SHARMA, J

JANUARY 9, 2026/kr