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

+ **CM(M) 2157/2025**

THE DELHI PINJRA POLE SOCIETY (REGD)Petitioner

Through: Ms. Ananya Singh, Advocate
(through videoconferencing).

versus

ANIL KUMAR BANSALRespondent

Through: None.

CORAM:

HON'BLE MR. JUSTICE GIRISH KATHPALIA

ORDER

% **12.11.2025**

CM APPL. 70535/2025 (exemption)

1. Allowed, subject to all just exceptions.

CM APPL. 70536/2025 (for condonation of delay of 56 days in re-filing)

2. For the reasons mentioned therein, the application is allowed and delay of 56 days in re-filing the petition after removal of defects is condoned. The application stand disposed of.

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3. On behalf of petitioner/landlord, learned proxy counsel appears through videoconferencing and seeks adjournment on the ground that the arguing counsel has taken his wife to hospital.

4. Petitioner/landlord has assailed order dated 04.07.2025 of the learned Rent Control Tribunal, whereby application of petitioner/landlord under Order XLI Rule 27 CPC was dismissed. It appears that the eviction petition was dismissed by the learned Additional Rent Controller on solitary ground



of authority of the petition signatory, therefore, at appellate stage, an application under Order XLI Rule 27 CPC was filed. It also appears that the petitioner/landlord is a registered society which has filed many such eviction petitions, which have been allowed.

5. Subject to petitioner/landlord taking steps within one week, notice through all modes be issued to the respondent, returnable on 24.03.2026 before Registrar.

6. Learned proxy counsel for petitioner/landlord submits that due to inadvertence, an application for stay of the proceedings before Appellate Court was not filed. As requested, the same may be filed within one week.

GIRISH KATHPALIA, J

NOVEMBER 12, 2025/dr