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

+ **FAO 13/2025**

MEENA KUMARI

.....Appellant

Through: Mr. Navjot Kumar, Karan Khanna
and Ms. Rashmi Sharma, Advs.

versus

TASLIM AKHTAR & ORS.

.....Respondents

Through:

CORAM:

HON'BLE MR. JUSTICE RAVINDER DUDEJA

ORDER

% **17.01.2025**

CM APPL. 2980/2025 (Exemption)

Allowed, subject to all just exceptions.

The application stands disposed of.

FAO 13/2025 & CM APPL. 2979/2025 (Stay)

1. This is an appeal against the order dated 21.11.2024 passed by the Ld. District Judge-02, Distt. North, Rohini Court in CS DJ No.736/2018 titled "Taslim Akhtar & Anrs Vs Meena Devi".
2. The appellant is the defendant in the suit for possession and arrears of rent, damages, permanent injunction and mense profits filed against her by the respondents no. 1 & 2.
3. The respondents herein claimed ownership of the property, having purchased it from one Smt. Farida Khanam vide sale deed dated 07.06.2018 and have asserted in their plaint that appellant was a tenant in the property



until 30.04.2018.

4. The appellant has disputed the ownership and tenancy, and claims that the sale deed is forged. In her written statement, she has denied the relationship of landlord and tenant between her and the respondent no.1 & 2.

5. The learned Trial Court vide order dated 21.11.2024 allowed the application of the respondents filed under Order XXXIX Rule, 10 Code of Civil Procedure [‘CPC’] thereby directing the appellant to clear arrears @ Rs.12,000/- per month with effect from 07.06.2018 till November 2024 by paying the amount to the respondents within one month.

6. The Court further directed the appellant to deposit Rs.12,000/- per month with the respondents by the seventh of every month from December 2024 till conclusion of the trial.

7. Issue notice to the respondents, subject to taking necessary steps, returnable on 28.07.2025.

8. In the meanwhile, the operation of order dated 21.11.2024 be kept in abeyance till the next date of hearing.

RAVINDER DUDEJA, J

JANUARY 17, 2025/sky/n/r