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IN THE HIGH COURT OF DELHI AT NEW DELHI

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CS(COMM) 260/2016 & I.A. 1445/2016

SANJEEV KUMAR & OTHERS Plaintiffs
Through: Ms. Yeshi Rinchhen, Advocate.

versus

INDIAN REGISTER OF SHIPPING Defendant
Through: Ms. Nina Nariman, Advocate with
Mr. Sarswat Patnaik, Advocate.

CORAM:
HON'BLE MR. JUSTICE MANMOHAN

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ORDER
17.05.2017

With consent of the parties, following issues are framed:-

1. Whether the defendant can unilaterally terminate the registered lease deed dated 30th November, 2012 in view of the lock in period without payment of rent as per registered lease deed? OPD.
2. Whether the defendant has committed any breach of the terms of the Indenture of lease deed dated 30th November, 2012? OPP
3. Whether the defendant proves that the lease deed has been modified by agreement of the parties? OPD
4. Whether the lease deed entered into with Zim Integrated Shipping Services (India) Pvt. Ltd. is less favourable than



the lease deed refused to be entered into by the plaintiffs with M/s. Ametek Instruments India Pvt. Ltd.? OPD

5. Whether the plaintiffs are entitled to recover expenses of Rs.23,66,219/- (Rupees Twenty Three Lacs Sixty Six Thousand Two Hundred and Nineteen Only) from the defendant incurred for completing the fit out work as per the specifications of the defendant? OPP
6. Whether the fit-out work carried out in the suit premises by the plaintiffs were not carried out by an Interior Designer appointed by the defendant and further they were not in accordance with the specifications, designs and construction requirements of the defendant? OPD.
7. Whether the plaintiffs did not furnish the premises as per the defendant's requirements? OPD
8. Whether the defendant is liable to pay service charge or maintenance charges once it has ceased to use the leasehold premises and terminated the lease? OPP
9. Whether the plaintiffs are entitled to claim interest at the rate of 18% p.a. on the outstanding dues till the date of realisation? OPP
10. Whether the plaintiffs are entitled to claim cost of litigation?
OPP
11. Relief.

The plaintiffs are directed to file evidence by way of affidavit within a period of six weeks.



List the matter before the Joint Registrar for recording of evidence on 01st August, 2017.

The Joint Registrar is directed to list the matter before Court after the entire evidence has been recorded.

MANMOHAN, J

MAY 17, 2017

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