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* IN THE HIGH COURT OF DELHI AT NEW DELHI

+ CS(OS) 2552/2014

MANJIT SINGH KOCHHAR

.....Plaintiff

Through: Mr. Gurbir Singh Raikhy, Advocate
(through VC).

versus

HARJIT SINGH KOCHHAR & ORS

.....Defendants

Through: Mr. Siddharth Yadav, Sr. Advocate
along with Mr. Narender Lodiwal,
Advocate for D-1 and D-2.
Mr. Divye Chugh, Ms. Priya Wadhwa
and Mr. Rachit Raushan for D-3.
Mr. Pratyush Sharma and Mr. Binish
Kumar, Advocates for D-5.
Mr. Himanshu Yadav, Advocate for
D-6 (through VC).

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

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20.07.2026

I.A. 15174/2026 (on behalf of the Defendant No.1 for release the balance amount of 50% i.e., Rs.16,15,500/- and transfer the same to the bank account of the defendant No.1)

1. This is an application filed on behalf of the applicant/ defendant no.1 seeking release of an amount of Rs.16,15,500/- from the rent accrued from the suit property and deposit of the same with the Court, for the purpose of meeting expenses towards repair and maintenance of the suit property.

2. *Vide* order dated 17.10.2025, it was ordered as under:

“I.A. 26373/2025 (filed on behalf of defendant No.1 seeking directions)

1. Having considered the nature of the directions which the Court has earlier passed and in view of the facts and circumstances, it is evident



that the release of 50% of the quoted amount i.e. 16,15,500/- is essential to ensure that the necessary renovation takes placed.

2. Under these circumstances, without prejudice to the rights and contentions of the parties, the Registry is directed to release 50% of the quoted amount to the bank account of the applicant/defendant No.1 as mentioned in the application.

3. Application is accordingly, disposed of.”

3. It is averred in the application that for completion of the balance repair works, 50% of the balance quoted amount, i.e., Rs.16,15,500/-, is required to be released. It is further submitted that the said requirement is also reflected in the report of the learned Local Commissioner dated 03.04.2026. The said report dated 03.04.2026, enclosed as Document D-3 Colly to the present application, *inter alia*, reads as under:

“D-1 states that the amount of 50% earlier got released from the Hon’ble Court for undertaking above works, has been completely exhausted and requests for sanction and release of further balance amount kept with the Hon’ble Court for undertaking the left order work. D-1 is put at liberty to move an appropriate application before the Hon’ble Court for this purpose.

With the aforesaid observation, today’s inspection report is put at rest.”

4. The application is not opposed.

5. In the circumstances, the application is allowed. The amount of Rs.16,15,500/- is directed to be released into the bank account of the defendant no.1.

6. The application is disposed of in the above terms.

I.A. 15313/2026 (for directions seeking renewal of the lease deed)

7. By way of the present application, the defendant no.1 seeks permission to renew the lease of the first floor of the suit property i.e., property bearing No.71, Sunder Nagar, New Delhi, in favour of the existing



tenant for a further period of three years w.e.f. 01.08.2026.

8. The applicant submits that in terms of the order dated 11.04.2023 read with the order dated 05.04.2024, prior permission is required for renewal of the lease which is expiring on 31.07.2026.

9. It is submitted that *vide* order dated 05.04.2024, specific permission was granted to renew the tenancy till 31.07.2026.

10. It is stated that the existing tenant has expressed willingness to renew the lease for a period of three years at an enhanced monthly rent of Rs.3 Lakhs as against the previous monthly rent of Rs.2.7 Lakhs.

11. The applicant contends that the present tenant is reliable and has never defaulted in timely payment of monthly rent for the last 9 years and that the proposed rent is fair and reasonable.

12. Learned counsel for the defendant no.5 seeks some time to ascertain whether the said defendant is in a position to identify any other tenant who will offer higher rent with effect from 01.08.2026.

13. The other non-applicants have not expressed any objection / opposition to the prayer sought by way of the present application.

14. List for further consideration on 29.07.2026, in the category of “*Supplementary Matters*”.

SACHIN DATTA, J

JULY 20, 2026

r, ss