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

+ **CS(OS) 2552/2014**

MANJIT SINGH KOCHHARPlaintiff

Through: **Mr. Gurbir Singh Raikhy, Adv.**

versus

HARJIT SINGH KOCHHAR & ORSDefendants

Through: **Mr. Narender Lodiwal, Adv.**

Mr. Divye Chugh, Ms. Priya Wadhwa, Mr. Angel Bhardwaj, Ms. Hazel Bhardwaj, Advs. for D-3 Mr. Pratyush Sharma, Mr. Binish Kumar, Advs.

CORAM:

HON'BLE MR. JUSTICE SACHIN DATTA

ORDER

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29.07.2026

IA No.15313/2026 (For Directions to Renewal of Lease Deed)

1. The applicant/defendant No.1 has filed the present application under Section 151, CPC seeking permission to renew the lease deed qua the first floor of the property bearing No.71, Sunder Nagar, New Delhi, the term of which is expiring on 31.07.2026, in terms of the order dated 11.04.2023 passed in the present suit, whereby it was directed that the defendant No.1 shall not renew the lease deed or induct a new tenant without seeking express permission of this Court.

2. It is stated that the applicant approached the existing tenant vide letter dated 18.04.2026 to ascertain whether the existing tenant who is occupying the premises intends to extend the lease. The tenant, vide reply dated 22.04.2026, has confirmed his willingness to extend the lease for a further period of three years, and has agreed to pay an enhanced monthly rent of Rs.3,00,000/-, as against the existing monthly rent of Rs.2,70,000/-.



3. It is further stated that the existing tenant has been in occupation of the premises for the last nine years and has never defaulted in payment of rent, and that the enhanced rent now offered is stated to be in consonance with the prevailing market rate. The applicant has undertaken to continue depositing the monthly rent with the Registry of this Court, in terms of order dated 18.05.2015.

4. In view of the above, the applicant/defendant No.1 is permitted to renew the lease deed in favour of the existing tenant, qua the first floor of the property bearing No.71, Sunder Nagar, New Delhi, for a further period of three years, at a monthly rent of Rs.3,00,000/- per month, subject to the condition that the said rent shall continue to be deposited with the Registry of this Court.

5. The application is allowed in the above terms.

IA No.2674/2025 (Application under Order VII Rule 11 read with Section 151, CPC for Dismissal of the Counter-Claim)

IA No.2676/2025 (Application under Order VII Rule 11 read with Section 151, CPC for Dismissal of the Counter-Claim)

List on the date already fixed i.e. 10.09.2026.

SACHIN DATTA, J

JULY 29, 2026/nb