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

+ RC.REV. 422/2018

GIRDHARI LAL & ORS

.....Petitioners

Through: Mr. J.M. Kalia, Mr. Dhruv Kalia and
Mr. Siddharth Shukla, Advocates.

versus

AKHIL BANSAL & ORS

.....Respondents

Through: Respondent No.1 in person.
Mr. Akhil Bansal, Advocate for R-2
to 7.

CORAM:

HON'BLE MS. JUSTICE TARA VITASTA GANJU

ORDER

03.02.2025

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CM APPL. 6617/2025 [Speedy Disposal]

1. This is an Application filed by Respondent No.1 seeking speedy disposal of the matter.
2. Issue Notice.
3. Learned Counsel for the Petitioners accept Notice
4. Given the fact that the Court is listing the matter after two weeks, the Application stands disposed of.

CM APPL. 6625/2025 [Release of user charges]

5. This is an Application filed by the Respondents, seeking payment of release of user charges.
6. Issue Notice.
7. Learned Counsel for the Petitioners accept Notice.



8. This Court had by an order dated 05.04.2019 directed that the user charges in the sum of Rs.13,000/- per month be deposited with the Registry of this Court.

8.1 A perusal of the Impugned Order shows that the landlord-tenant relationship is not disputed by the Petitioners/tenants and the bona fide need is for the need of Respondent No.1, who is a practicing Advocate.

8.2 It is the case of the Respondents that the alternate accommodation available is also under tenancy. Thus, there is no alternate suitable accommodation.

9. The Respondent No.1 who appears in person and learned Counsel for Respondent Nos.2 to 7 submits that due to the interim protection granted by this Court to the Petitioners, the Respondents are unable to utilise the premises or the payment of user charges since the same have been deposited with the Court.

10. Learned Counsel for the Respondents submits that the Respondents shall file an Undertaking by way of an Affidavit before the Court which shall state that in the event of the Petitioner succeeding in the present Petition, the payments of the user and occupation charges as directed hereinabove, shall be restored to the Petitioner.

11. Let the Affidavit be filed within two weeks. Subject to the filing of the Affidavit, the user and occupation charges deposited before this Court shall be released to the Respondents.

12. For this purpose, list before the Worthy Registrar General on 18.02.2025.

13. The Application stands disposed of.



RC.REV. 422/2018 & CM APPL. 35563/2018 [Stay]

14. The parties shall file their short note of contentions not exceeding three pages in the matter at least one week before the next date of hearing, along with the compilation of judgments, if any, they wish to rely upon. All judgments sought to be relied upon shall be filed with an index which also sets out the relevant paragraph numbers and the proposition of law that it sets forth.

15. Registry is directed to place on record the digital copy of the Trial Court Record duly paginated and book-marked in accordance with the rules of the High Court.

16. List on 04.03.2025.

17. At the request of the parties, let the matter be not shown in the category of “Final Arguments” in the cause list.

TARA VITASTA GANJU, J

FEBRUARY 3, 2025/pa

Click here to check corrigendum, if any