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

% ***Date of Decision: 31<sup>st</sup> July, 2025***

+ **CM(M) 4116/2024**

**RAJINDER KUMAR GUPTA**

.....Petitioner

Through: Mr. Sandeep Sharma, Sr. Advocate  
with Mr. Jaideep Singh, Mr. Aman  
Dhyani, Ms. Kanchan Samwal, Mr.  
Rakshit Anand, Mr. Rudhraksh  
Gautam, Mr. Lalit Jhangra, advocates  
with petitioner in person.

versus

**SUSHILA DEVI (DECEASED) THROUGH LR**

.....Respondent

Through: Mr. Arvind K Gupta with Mr.  
Abhiesumat Gupta and Mr. Arun  
Bhattacharya and Mr. Ishan parashar,  
Advocates.

**CORAM:**

**HON'BLE MR. JUSTICE MANOJ JAIN**

**J U D G M E N T (oral)**

1. There is already an eviction order against the petitioner herein on the ground of *bonafide* requirement under Section 14(1)(e) of Delhi Rent Control Act, 1958.
2. However, instead of challenging the abovesaid order by filing any revision petition, petitioner filed a review application before the learned Controller and while the abovesaid review application was pending, he moved an application under Section 151 CPC to highlight certain subsequent events.



3. Dismissal of such application is under challenge.
4. Fact, however, remains that the review application is still pending adjudication and, therefore, this Court does not deem it appropriate to interfere with the matter at such intermediate stage of the case.
5. Petition is, accordingly, disposed of with the direction that after the disposal of review petition by the learned Controller, if revision is, eventually filed, it would be permissible for the petitioner herein to raise all the contentions which are being raised before this Court while impugning order dated 27.07.2024 and 16.10.2024.
6. Petition stands disposed of in aforesaid terms.
7. All rights and contentions of the parties are left open.
8. Learned Rent Controller is, reportedly, awaiting for the outcome of the present petition and the matter is fixed before the learned Controller on 21.08.2025.
9. The liberty is, however, granted to the parties to raise fresh oral arguments before the learned Controller with respect to the abovesaid review application only. Since the eviction is sought on the ground of the *bonafide* requirement, this Court expects that the learned Controller would dispose of the abovesaid review application, as expeditiously as possible.

**(MANOJ JAIN)**  
**JUDGE**

**JULY 31, 2025/sw/JS**