

S U P R E M E C O U R T O F I N D I A  
RECORD OF PROCEEDINGS

Petition(s) for Special Leave to Appeal (C) No(s). 9053/2026

[Arising out of impugned final judgment and order dated 20-01-2026 in RFA(OS)(COMM) No. 34/2025 passed by the High Court of Delhi at New Delhi]

RAJIV SARIN

Petitioner(s)

VERSUS

DIRECTORATE OF ESTATES,  
MINISTRY OF HOUSING AND URBAN AFFAIRS & ORS.

Respondent(s)

IA No. 71254/2026 - EXEMPTION FROM FILING C/C OF THE IMPUGNED  
JUDGMENT

Date : 16-03-2026 This matter was called on for hearing today.

CORAM : HON'BLE MR. JUSTICE PRASHANT KUMAR MISHRA  
HON'BLE MR. JUSTICE N.V. ANJARIAFor Petitioner(s) :Mr. Sidhant Kumar, Adv.  
Ms. Manyaa Chandok, Adv.  
Mr. Om Batra, Adv.  
Ms. Lahar Jain, Adv.  
Mr. Sahil Tagotra, AOR

For Respondent(s) : Mr. R. Ilam Paridi, AOR

UPON hearing the counsel the Court made the following  
O R D E R

1. Referring to the judgment in the case of (Indian Oil Corporation Limited Vs. Sudera Realty Private Limited) (2023) 16 SCC 704, learned counsel for the petitioner would submit that the period of limitation as prescribed under Article 51 of the Limitation Act, 1963, would not apply in the present case, inasmuch as, the present case is a suit

whereby the landlord/lessor is seeking damages/compensation at market rate for the unauthorized occupation by the respondent-tenant after the expiry of the lease and the same is not to be conflated to the profits received by the respondent-tenant within the meaning of Article 51 of the Limitation Act, 1963.

2. Learned counsel for the petitioner submits that the respondent-tenant has not earned any actual profit while in occupation of the premises, as he was enjoying the tenanted property during the said period. It is thus argued that the High Court was not justified in restricting the grant of mesne profits w.e.f. 23.09.2016 to 02.07.2020.

3. Issue notice, returnable within eight weeks.

4. Liberty is granted to serve the Standing Counsel for the respondent-Ministry/Authority.

5. In addition, service through *dasti* mode is also permitted.

(RAJESH KUMAR CHAURASIA)  
PS to Addl. Registrar

(CHETNA BALOONI)  
COURT MASTER (NSH)