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

+ CS(OS) 2588/2010

M/S HYDROBATHS RAMCO MARKETING

PVT LTD

..... Plaintiff

Through : Mr. Vineet Bhutani,
Mr. Sushil Sharma and
Ms. Kajal Chandra, Advs.

versus

SATNAM SINGH BOLA & ORS

..... Defendants

Through : Mr. Anil Sharma, Adv.

+ CS(OS) 25/2011

SATNAM SINGH BOLA & ANR

..... Plaintiffs

Through : Mr. Anil Sharma, Adv.

versus

VINEET BHUTANI & ANR

..... Defendants

Through : Mr. Vineet Bhutani,
Mr. Sushil Sharma and
Ms. Kajal Chandra, Advs.

CORAM:

HON'BLE MR. JUSTICE J.R. MIDHA

ORDER

28.02.2011

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1. With the consent of the parties, both the suits are consolidated and are taken up together.

2. The parties have settled their disputes and have filed I.A.No.3142/2011 in CS(OS) 2588/2010 under Order XXIII Rule 3 of Code of Civil Procedure which is signed by both the

CS(OS) 2588/2010 & CS(OS) 25/2011

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parties as well as their counsels and is supported by their respective affidavits. The application is marked as Ex.C-1.

3. The compromise between the parties is lawful and is recorded. Both the suits are decreed in terms of the compromise-Ex.C-1. Both the parties shall remain bound by their respective obligations under the said compromise.

4. In terms of the compromise-Ex.C-1, learned counsel for M/s Hydrobaths Ramco Marketing Pvt. Ltd. has handed over the keys of the basement to one of the landlords, Satnam Singh Bola in court. M/s Hydrobaths Ramco Marketing Pvt. Ltd. has undertaken to vacate the first floor of the suit property on or before 28th February, 2013 and has further undertaken to pay ₹1,30,000/- per month as use and occupation charges till then. The undertaking of M/s Hydrobaths Ramco Marketing Pvt. Ltd. is accepted and the decree for possession of the first floor of property bearing No.M-31, Greater Kailash-II Market, New Delhi is passed in favour of Satnam Singh Bola and Sukhdev Singh Bola and against M/s Hydrobaths Ramco Marketing Pvt. Ltd. However, the decree shall not be executable till 28th February, 2013 unless there is two execution defaults in payment of the use and occupation charges @₹1,30,000/- per month. The

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outstanding arrears up to February, 2011 shall be paid by M/s Hydrobaths Ramco Marketing Pvt. Ltd. within eight weeks in terms of para 5.4 of Ex.C-1.

5. The undertakings of M/s Hydrobaths Ramco Marketing Pvt. Ltd. are accepted and they shall remain bound by the same.

6. All the pending applications stand disposed of.

7. Copy of this order be given 'Dasti' to learned counsel for the parties under signatures of Court Master.



J.R. MIDHA, J

FEBRUARY 28, 2011

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