

**NATIONAL COMPANY LAW APPELLATE TRIBUNAL**  
**PRINCIPAL BENCH, NEW DELHI**

**Company Appeal (AT) (Insolvency) No. 1104 of 2025**

**&**

**I.A. No. 4319 of 2025**

**IN THE MATTER OF:**

**Sikandar Singh**

**...Appellant**

**Versus**

**Vaneet Bhatia,**

**IRP of DS Home Construction Pvt. Ltd. & Anr.**

**...Respondents**

**Present:**

**For Appellant : Dr. U.K. Chaudhary, Sr. Advocate with Ms. Manisha Chaudhary, Mr. Mansumyer Singh, Mr. Sharan Chandrashekhar and Ms. Manisha Sharma, Advocates.**

**For Respondents : Mr. Shivam Gautam, Advocate for R-1/RP.**

**O R D E R**  
**(Hybrid Mode)**

**01.08.2025: I.A. No. 4319/2025**

1. Sufficient cause has been shown for condonation of 3 days delay in filing of the appeal.

Delay condoned.

**Comp. App. (AT) (Ins.) No. 1104/2025**

1. Learned Counsel for the Appellants submits that the Adjudicating Authority by the impugned order has admitted Section 9 application filed by Operational Creditor, claiming amount of lease rental to Rs.1,84,47,567/-. It is submitted that before the passing of the order, there was settlement terms and on 17.01.2024 and premises were handed over and the security deposit

was to be utilised by Operational creditor. He submits that the corporate debtor could not appear or file his reply before the Adjudicating Authority.

**2.** Learned Counsel appearing for the Respondent submits that settlement terms which is filed at Page 194-A is not the correct settlement terms and he submits that on 17.01.2024 there is confirmation letter of handing over possession.

**3.** Learned Counsel for the Appellant submitted that in the CIRP, the claim has been filed only by the Operational Creditor and no other claim has been filed.

**4.** Submissions raised by the Appellant needs consideration.

**5.** Issue notice. Notice is accepted by Learned Counsel appearing for the Respondent No. 2. Issue notice to Respondent No.1. Appellant to provide mobile Nos./e-mail address of the Respondent. Notice be issued through post as well as e-mail. Requisites along with process fee be filed within three days.

**6.** Let Reply be filed within two weeks.

List this appeal on **11<sup>th</sup> September, 2025.**

In the meantime, no further steps be taken in pursuance of the impugned order dated 09.05.2025.

**[Justice Ashok Bhushan]**  
**Chairperson**

**[Barun Mitra]**  
**Member (Technical)**

*himanshu/tushar/nn*