



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 12TH DAY OF MARCH, 2026

BEFORE

THE HON'BLE MR. JUSTICE H.T. NARENDRA PRASAD

WRIT PETITION NO. 5334 OF 2026 (GM-CPC)

BETWEEN:

MRS. GEETA AGGARWAL
ALIAS MRS. GEETA RAVINDRA KUMAR
AGED ABOUT 71 YEARS
W/O LATE RAVINDER KUMAR AGGARWAL
504 AND 507, SILVER OAKS
GARDEN APARTMENTS
VITTAL MALLYA ROAD
BANGALORE 560 001.

...PETITIONER

(BY SMT. SAMEEKSHA PATIL, ADVOCATE FOR
SMT. KRUTIKA RAGHAVAN., ADVOCATE)

AND:

1. DRL LOGISTICS PVT LTD
A COMPANY INCORPORATED UNDER
THE COMPANIES ACT, 1956
HAVING REGISTERED OFFICE AT
KOMAL MANSION, NO. 33
1ST FLOOR, MTB ROAD
NEAR MINERVA CIRCLE
BENGALURU 560 002
REPRESENTED BY ITS
MANAGING DIRECTOR
MR. RAHUL KHUSHALCHAND DHARMSHI.
2. MR. RAHUL KHUSHALCHAND DHARMSHI
MAJOR, INDIAN
FATHER'S NAME UNKNOWN
MANAGING DIRECTOR

Digitally signed
by
DHANAKSHMI
MURTHY
Location: HIGH
COURT OF
KARNATAKA



DRL LOGISTICS PVT LTD
KOMAL MANSION, NO. 33
1ST FLOOR, MTB ROAD
NEAR MINERVA CIRCLE
BENGALURU 560 002.

3. MR. MEHUL KHUSHALCHAND DHARMSHI
MAJOR, INDIAN
FATHER'S NAME UNKNOWN
DIRECTOR, DRL LOGISTICS PVT LTD.,
KOMAL MANSION, NO. 33
1ST FLOOR, BENGALURU MTB RODA
NEAR MINERVA CIRCLE
BENGALURU-560 002.

4. MRS. VAISHALI RAHUL DHARMSHI
MAJOR, INDIAN
FATHER'S NAME UNKNOWN
DIRECTOR, DRL LOGISTICS PVT LTD.,
KOMAL MANSION, NO. 33
1ST FLOOR, MTB ROAD
NEAR MINERVA CIRCLE
BENGALURU-560 002.

...RESPONDENTS

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO ISSUE A WRIT OF MANDAMUS OR ANY OTHER WRIT, ORDER OR DIRECTION TO THE TRIAL COURT TO EXPEDITIOUSLY DISPOSE OF ALL PENDING I.As IN COM.O.S.1184/2024 WITHIN SUCH TIME FRAME AS THIS HON'BLE COURT DEEMS FIT ON THE FACTS AND THE CIRCUMSTANCES OF THE CASE (ANNEXURES-D, E, F, H, J AND K).

THIS PETITION, COMING ON FOR ORDERS, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE H.T. NARENDRA PRASAD



ORAL ORDER

1. In this writ petition, the petitioner-plaintiff has sought for the following relief/s:

"i. Issue a writ of mandamus or any other writ, order of direction to the Trial Court to expeditiously dispose of all pending I.As in Com.O.S.1184/2024 within such time frame as this Hon'ble Court deems fit on the facts and in the circumstances of the case (ANNEXURES D, E, F, H, J, K); and

ii. Issue a writ of mandamus or any other writ, order of direction to the Trial Court to expeditiously dispose of Com.O.S.1184/2024 within such time frame as this Hon'ble Court deems fit on the facts and in the circumstances of the case (ANNEXURE A and ANNEXURE B); and

iii. pass such other or further orders as this Hon'ble Court may deem fit, in the interests of justice and equity."

2. The petitioner-plaintiff has filed a suit for eviction and recovery of arrears of rent. On 08.01.2025, under Case Management, the Trial Court has fixed the following dates for disposal of the suit:



".....The following time lines is fixed:- For framing of Issues by 16.01.2025, For filing list of Witnesses to be examined by both parties by 07.02.2025. For filing Affidavit Evidence of the Plaintiff and any other witnesses of the Plaintiff by 07.02.2025. If the Plaintiff intends to examine any witnesses on his behalf, the affidavit of said witnesses should be filed on the said day itself, i.e., on 07.02.2025. For Cross-Examination of Plaintiff and his witnesses by 12.02.2025. The Advocate for the Defendant is directed to complete the cross-examination of the Plaintiff and his witnesses on that day itself. For filing Affidavit Evidence of Defendant and any other witnesses of the Defendant by 03.03.2025. If the Defendant intends to examine any witnesses on his behalf, the affidavit of said witnesses should be filed on the said day itself, i.e., on 03.03.2025. For Cross-Examination of Defendant and his witnesses by 10.03.2025. The Advocate for the Plaintiff is directed to complete the cross-examination of the Plaintiff and his witnesses on that day itself. For submitting written arguments and to hear oral arguments of both parties by 21.03.2025. While filing the affidavits of the parties and their witnesses, both parties shall follow the procedure under Order XIX Rule 6 of the Civil Procedure Code as amended under Section 16 of the Commercial Courts Act. While filing the written arguments, both parties shall follow the procedure under Order XVIII Rule 2 (3-A) to (3-F) of the Civil Procedure



Code as amended under Section 16 of the Commercial Courts Act. For framing of issues by 16.01.2025."

3. Learned counsel for the petitioner-plaintiff has submitted that in spite of the same, the defendants-respondents are dragging the matter on one pretext or the other and are seeking time in the proceedings. Even now, the matter is pending consideration of an application. Hence, learned counsel for the petitioner seeks early disposal of the suit.

4. In view of the above, without expressing any opinion on the merits of the case, and considering that the suit is of the year 2024, the Trial Court is directed to dispose of the suit as expeditiously as possible, and in any event not later than eight months from the date of receipt of the certified copy of this order, provided there is no order of stay of the said proceedings by any Court of law.

Sd/-
(H.T. NARENDRA PRASAD)
JUDGE