

In the High Court of Punjab and Haryana at Chandigarh

**CR No.2589 of 2018 (O&M)
Date of Decision:- 30.05.2018**

Ujjwal Sahrawat

.....Petitioner

Versus

M/s Ajay Garments

.....Respondent

CORAM: HON'BLE MR. JUSTICE GURVINDER SINGH GILL

Present : Dr. Tammanna R. Saharwat, Attorney of petitioner in person.

GURVINDER SINGH GILL, J. (Oral)

This revision petition has been filed by the petitioner-landlord seeking issuance of a direction to learned Rent Controller, Rohtak to pass some appropriate order for assessment of the provisional rent and for speedy disposal of the ejectment application in a fixed time frame.

At the last date of hearing, this Court had directed the District and Sessions Judge, Rohtak to submit a report in this regard which has been received and as per which the learned Rent Controller vide order dated 14.5.2018 has assessed the provisional rent of the demised premises @ ₹30,000/- per month. Consequent upon passing of aforesaid order dated 14.5.2018, the prayer of the petitioner for issuance of a direction to learned Rent Controller, Rohtak for assessing the provisional rent is rendered infructuous.

However, I find that the ejectment application was filed by the

petitioner-landlord in March, 2017 on the ground of personal necessity. A perusal of the zimni orders, annexed with the present petition indicate that till date even the issues have not been framed. Needless to say, application for ejectment on the ground of personal necessity is required to be disposed of expeditiously. In this regard, observations of Hon’ble Supreme Court in **Hameed Kunju Vs. Nazim 2017(2) RCR(Rent) 150** also need to be borne in mind which read as follows:

“47. Before parting, we consider it apposite to observe that the object of the Rent Laws all over the State is to ensure speedy disposal of eviction cases between the landlord and tenant and especially those cases where the landlord seek eviction for his bona fide need.”

In view of the position stated above, learned Rent Controller, Rohtak is directed to make efforts to conclude the proceedings expeditiously, preferably within a period of six months, from today.

The revision petition stands disposed of with the aforesaid directions.

May 30, 2018
mohan

(GURVINDER SINGH GILL)
JUDGE

Whether speaking/reasoned	Yes/No
Whether reportable	Yes/No