

IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

137

CR No.6165 of 2018
Date of decision: 13.09.2018

Bhupinder Kaur and another

..... Petitioners

Versus

Sandeep Ghai and others

..... Respondents

CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL

Present:- Mr. Aayush Gupta, Advocate
for the petitioners.

ANIL KSHETARPAL, J. (ORAL)

Although, the Court is always reluctant to issue any direction to the Subordinate Court, however, in some cases where extra-ordinary situation arises, it becomes duty of the Court to make certain observations. According to the petitioners-landlord, his petition is pending for the last more than three years. The tenant filed a similar petition in this Court i.e. CR No.2976 of 2018 when this Court on 04.05.2018 after noticing that the cross-examination of the landlord has not been started even after expiry of two years, directed the Rent Controller to expedite the proceedings and send a report before the next date of hearing. The order is extracted as under:-

“This is revision petition against the order dated 26.03.2018, challenging the order passed by the Rent Controller dated 26.03.2018. After the tendering of affidavit by the respondent-landlord on 03.05.2016 in his examination-in-chief the tenant has filed one application or the other and then file the revision(s). The cross-examination of landlord has not even been

started so far even after the expiry of two years. This revision petition is kept pending with direction to revision petitioner to start cross-examination of the respondent-landlord and concluded the same. The issue of exhibiting of documents tendered by landlord will be seen at later stage.

List on 27.07.2018.

Rent Controller is given direction to expedite the proceedings in this case by giving short adjournments, complete evidence of landlord and send the progress report on or before the next date.

Copy of this order be conveyed to the Court concerned.”

However, on the next date, the tenant withdrew the revision petition. Keeping in view the facts as noticed by the Hon'ble Judge by passing order dated 04.05.2018, learned Rent Controller is requested to finally decide the eviction petition within six months. This order is being passed keeping in view that normally the revision petitions are decided within a period of two years.

With these observations, the revision petition is disposed of.

13.09.2018

Dinesh Bansal

**(ANIL KSHETARPAL)
JUDGE**

Whether speaking/reasoned

Yes / No

Whether Reportable

Yes / No