

**124 IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH**

CR-2452-2023

Decided on:-18.07.2023

Darspal Singh Mann

....Petitioner..

vs.

Arsh Mobel Enterprises and others

....Respondents.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Prateek Gupta, Advocate,
for the petitioner.

HARKESH MANUJA J. (Oral)

1. By way of present revision petition filed under Article 227 of the Constitution of India read with Section 25 of the Punjab Rent Act, 1995 (hereinafter referred to as the 1995 Act), prayer has been made for issuance of directions to the learned Rent Controller, SAS, Nagar Mohali, so as to expedite the adjudication on the issue of assessment of provisional rent in petition bearing **CIS No.RP/77/2019, titled as “Darspal Singh Mann vs. Arsh Mobel Enterprises and others”**, which is pending adjudication since 05.10.2019.

2. I have heard learned counsel for the petitioner and have gone through the paper book.

3. A perusal of paper book shows that an eviction petition came to be filed at the instance of petitioner-landlord against respondents-tenants before the learned Rent Controller SAS Nagar Mohali on 05.10.2019, on the ground of non-payment of arrears of rent. Apparently, a period of

approximately 4 years has gone, but adjudication upon the point of provisional assessment of rent has not been done so far.

4. In view thereof, the learned Rent Controller, SAS Nagar, Mohali is requested to conclude the adjudication on the issue of assessment of provisional rent in a rent petition bearing CIS No.RP/77/2019, titled as ***“Darspal Singh Mann vs. Arsh Mobel Enterprises and others”***, within a period of two months from today, as the delay in the process is resulting into defeating of the statutory rights available to the petitioner-landlord under the provisions of 1995 Act and that too for no justified reasons. The unexplained and inordinate delay in disposal of the eviction petition is even otherwise against the objection and mandate of the 1995 Act.

5. Considering the fact that no adverse order is being passed affecting the rights of the respondents-tenants, the present petition is disposed of without issuing any notice to them.

6. The observation made in this order be not construed as an expression of opinion on the merits of the ejectment petition.

18.07.2023

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(HARKESH MANUJA)
JUDGE

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