

2023:PHHC:161717

IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CR No.5001 of 2023 (O&M)
Date of decision: 16.12.2023

Kanchan Rani and another
.....Petitioners
Versus
Sadhna Aggarwal and another
.....Respondents

CORAM: HON'BLE MR. JUSTICE NAMIT KUMAR

Present: Ms. Mehak Sawhney, Advocate
for the petitioners.

NAMIT KUMAR J. (Oral)

1. Challenge in the present revision petition is for setting-aside the order dated 11.04.2023 passed by learned Civil Judge (Junior Division), Ambala in RP No.111 of 2022, titled as “*Sadhna Aggarwal vs Kanchan Rani and others*” whereby the application filed by the respondent No.1/petitioner under Order 8 Rule 10 CPC, has been allowed and defence of the petitioners/defendants has been struck-off on account of non-filing of written statement despite availing several opportunities.
2. Learned counsel for the petitioners contends that the plaintiff/respondent No.1 filed a petition under Section 13 of Rent Act for ejectment of the respondent from Shop No.37, Ganpati Complex, B.I. Bazar Road near Aggarwal Dharamshala, Ambala Cantt. on 17.05.2022 and thereafter on 04.08.2022, in view of the Resolution, the District Bar Association abstained from work and thereafter, several opportunities have been granted to file reply/written statement on behalf

2023:PHHC:161717

of the respondents and thereafter, on 17.01.2023, the learned Presiding Officer was on compensatory leave and the case was adjourned to 02.03.2023 and thereafter, on 02.03.2023, last opportunity was granted to file reply/written statement and the case was adjourned to 11.04.2023 and thereafter, on 11.04.2023, the defence of the respondents/petitioners was struck-off without affording any further opportunity and the case was adjourned to 18.05.2023 for recording the evidence of the petitioner. He submits that non-filing of the written statement within the stipulated period is neither intentional nor deliberate. He further submits that, if one opportunity to the present petitioners is afforded, then the written statement will be filed before the learned trial Court on or before the next date of hearing i.e. 21.12.2023, fixed in the rent petition.

3. In pursuance of the notice of motion order dated 31.08.2023 passed by this Court, Mr. S.K.S. Bedi, Advocate has put in appearance on behalf of respondent No.1 and submits that he has no objection, if the present petition is allowed and the petitioners may be granted an opportunity to file reply/written statement.

4. I have heard learned counsel for the parties and perused the record.

5. The question is as to whether under the facts and circumstances of the case, the petitioners deserve to be granted any further opportunity for filing of written statement while setting-aside the order passed by the Court below whereby defence of the petitioners was struck-off on account of non-filing of written statement.

6. Comprehensive amendments were made in CPC in the year

2023:PHHC:161717

2002 in Order 8, Rule 1 CPC. The relevant provision is reproduced below:-

"Written Statement:- The defendant shall, within thirty days from the date of service of summons on him, present a written statement of his defence: Provided that where the defendant fails to file the written statement within the said period of thirty days, he shall be allowed to file the same on such other day, as may be specified by the court, for reasons to be recorded in writing, but which shall not be later than ninety days from the date of service of summons."

7. Aforesaid provision provides that the defendant shall, within thirty days from the date of service of summons on him, present a written statement of his defence, provided that where the defendant fails to file written statement within the said period of thirty days, he shall be allowed to file the same within such further time, as may be specified by the court, for reasons to be recorded in writing, but which shall not be later than ninety days from the date of service of summons.

8. The issue as to whether the period so provided under Order 8, Rule 1 CPC for filing the written statement is mandatory or directory, came up for consideration before Hon'ble the Supreme Court in ***Kailash vs. Nanhku and others 2005 (2) RCR (Civil) 379***, wherein it was opined that the purpose of amendment is to expedite and not to scuttle the hearing. This does not impose an embargo on the power of the Court to extend the time further, as no penal consequences as such have been provided, the provisions being in the domain of the procedural law are not mandatory. However, it was further opined that keeping in view the

2023:PHHC:161717

need for expeditious trial of the civil cases, ordinarily the time schedule should be followed as a rule and departure therefrom would be by way of exception. The extension of time should not be granted as a matter of routine and merely for asking especially when the time is beyond the period of 90 days. In case any extension is to be granted, the same could be for good reasons to be recorded in writing may be in brief. Relevant paras from the aforesaid judgment are extracted below:-

"45(i) to (iii) x x x x

(iv) The purpose of providing the time schedule for filing the written statement under Order 8, Rule 1 of CPC is to expedite and not to scuttle the hearing. The provision spells out a disability on the defendant. It does not impose an embargo on the power of the Court to extend the time. Though, the language of the proviso to Rule 1 Order 8 of the CPC is couched in negative form, it does not specify any penal consequences flowing from the noncompliance. The provision being in the domain of the Procedural Law, it has to be held directory and not mandatory. The power of the Court to extend time for filing the written statement beyond the time schedule provided by Order 8, Rule 1 of the CPC is not completely taken away.

(v) Though Order 8, Rule 1 of the CPC is a part of procedural Law and hence directory, keeping in view the need for expeditious trial of civil cases which persuaded the Parliament to enact the provision in its present form, it is held that ordinarily the time schedule contained in the provision is to be followed as a rule and departure therefrom would be by way of exception. A prayer for extension of time made by the defendant shall not be granted just as a matter of routine and merely for asking, more so when the period of 90 days has expired.

2023:PHHC:161717

Extension of time may be allowed by way of an exception, for reasons to be assigned by the defendant and also be placed on record in writing, howsoever briefly, by the Court on its being satisfied. Extension of time may be allowed if it was needed to be given for the circumstances which are exceptional, occasioned by reasons beyond the control of the defendant and grave injustice would be occasioned if the time was not extended. Costs may be imposed and affidavit or documents in support of the grounds pleaded by the defendant for extension of time may be demanded, depending on the facts and circumstances of a given case."

9. The issue regarding filing of belated written statement came up for consideration before the Hon'ble the Supreme Court in view of objection raised by the plaintiff therein, in ***M. Srinivasa Prasad and others v. The Comptroller & Auditor General of India and others*** **2007 (4) SCT 380**, wherein Hon'ble the Supreme Court while setting-aside the order passed by the trial court as well as the High Court, remitted the matter back for consideration afresh, as there were no reasons forthcoming for allowing the written statement to be filed after expiry of period of 90 days. Relevant para thereof is extracted below:-

"7. Since neither the trial Court nor the High Court have indicated any reason to justify the acceptance of the written statement after the expiry of time fixed, we set aside the orders of the trial Court and that of the High Court. The matter is remitted to the trial Court to consider the matter afresh in the light of what has been stated in Kailash's case(supra). The appeal is allowed to the aforesaid extent with no order as to costs."

2023:PHHC:161717

10. Subsequently, the same issue again came up for consideration before the Hon'ble Supreme Court in ***R.N. Jadi v. Subhashchandra 2007 (3) RCR (Civil) 588***, wherein it was opined that the grant of extension of time beyond 30 days is not automatic. The power of the court has to be exercised with caution and for adequate reasons to be recorded and extension of time beyond 90 days of service of summons must be granted only based on a clear satisfaction of the justification for granting such extension. The period prescribed under Order 8, Rule 1 CPC should generally be adhered to and the extension should be in exceptional cases. The relevant paras thereof are extracted below:-

"14. It is true that procedure is the handmaid of justice. The court must always be anxious to do justice and to prevent victories by way of technical knock-outs. But how far that concept can be stretched in the context of the amendments brought to the Code and in the light of the mischief that was sought to be averted is a question that has to be seriously considered. I am conscious that I was a party to the decision in Kailash v. Nankhu and others, 2005 (4) SCC 480 which held that the provision was directory and not mandatory. But there could be situations where even a procedural provision could be construed as mandatory, no doubt retaining a power in the court, in an appropriate case, to exercise a jurisdiction to take out the rigour of that provision or to mitigate genuine hardship. It was in that context that in Kailash v. Nankhu and others (supra) it was stated that the extension of time beyond 90 days was not automatic and that the court, for reasons to be recorded, had to be satisfied that there was sufficient justification for

2023:PHHC:161717

departing from the time limit fixed by the Code and the power inhering in the court in terms of Section 148 of the Code. Kailash is no authority for receiving written statements, after the expiry of the period permitted by law, in a routine manner.

*15. A dispensation that makes Order 8, Rule 1 directory, leaving it to the courts to extend the time indiscriminately would tend to defeat the object sought to be achieved by the amendments to the Code. It is, therefore, necessary to emphasise that the grant of extension of time beyond 30 days is not automatic, that it should be exercised with caution and for adequate reasons and that an extension of time beyond 90 days of the service of summons must be granted only based on a clear satisfaction of the justification for granting such extension, the court being conscious of the fact that even the power of the court for extension inhering in Section 148 of the Code, has also been restricted by the legislature. It would be proper to encourage the belief in litigants that the imperative of Order 8 Rule 1 must be adhered to and that only in rare and exceptional cases, the breach thereof will be condoned. Such an approach by courts alone can carry forward the legislative intent of avoiding delays or at least in curtailing the delays in the disposal of suits filed in courts. The lament of Lord Denning in *Allen v. Sir Alfred Mc Alpine & Sons*, (1968) 1 All ER 543 that law's delays have been intolerable and last so long as to turn justice sour, is true of our legal system as well. Should that state of affairs continue for all times?"*

11. Similar view was expressed by Hon'ble the Supreme Court in *Mohammed Yusuf vs. Faij Mohammed and others* 2009 (1) RCR

2023:PHHC:161717

(Civil) 633 and in Sandeep Thapar vs. SME Technologies Private Limited 2014 (1) RCR (Civil) 729.

12. Provisions contained in Order VIII Rule 1 CPC though ought to be adhered to but learned Court below could have still permitted petitioner to file written statement subject to certain penalty as a deterrent. Otherwise also, provisions contained in Order 8 Rule 1 have been held to be directory in nature by the Hon’ble Supreme Court. The Court should not, therefore, be too harsh to disallow filing of written statement.

13. Keeping in view the facts and circumstances of the case and by considering the position of law as discussed above and also in view of the fact that counsel for respondent No.1 has raised no serious objection to the prayer made by the petitioner, the instant petition is allowed and the impugned order dated 11.04.2023 is modified accordingly as the same would indeed cause prejudice to petitioners and the petitioners are granted one last opportunity to file reply/written statement on the next date of hearing i.e. 21.12.2023, fixed before the learned trial Court.

(NAMIT KUMAR)
JUDGE

16.12.2023

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