



IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

102

CR-1818-2008 (O&M)

Decided on:17.12.2024

Amrit Pal Kaur and others

... Petitioners

Versus

Tarsem Singh Parmar

... Respondent

AND

CR-1819-2008 (O&M)

Sudesh Tandon

... Petitioner

Versus

Tarsem Singh Parmar

... Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

PRESENT: Mr. Om Pal Sharma, Advocate
for the petitioners (in CR-1818-2008).

Mr. Divanshu Jain, Advocate,
Mr. Minkal Rawal, Advocate,
Mr. Abhinav Goel, Advocate and
Mr. Arjun Sangwan, Advocate
for the petitioner (in CR-1819-2008).

Mr. Aayush Gupta, Advocate
for the respondent.

VIKAS BAHL, J.(ORAL)

1. The present order will dispose of 2 revision petitions, i.e., CR-1818-2008 filed by Amrit Pal Kaur and 3 others against Tarsem Singh Parmar in which challenge is to the order dated 15.02.2008 passed by the Rent Controller, Ludhiana whereby an application filed by the petitioners under Section 18-A of the East Punjab Urban Rent Restriction Act, 1949 (hereinafter to be referred as “the Act”) seeking leave to defend the petition



filed under Section 13-B of the Act has been dismissed. The second civil revision petition i.e., CR-1819-2008 has been filed by Sudesh Tandon against Tarsem Singh Parmar in which challenge is to the order dated 15.02.2008 passed by the Rent Controller, Ludhiana whereby an application filed by the petitioner under Section 18-A of the Act seeking leave to defend the petition filed under Section 13-B of the Act has been dismissed.

2. During the course of arguments, a consensus has been arrived at between the parties and with the consent of learned counsel for the petitioners as well as learned counsel for the respondent, both the revision petitions are partly allowed and the impugned orders dated 15.02.2008 in both the cases are set aside with the following directions/observations:-

- (i) Both the parties would appear before the District & Sessions Judge on 23.12.2024, who would further mark the case to the concerned Rent Controller;
- (ii) The petitioners in both the cases would file their written statement within a period of 3 weeks from the date of appearance before the Rent Controller;
- (iii) The respondent herein would file the replication, if any, within a period of 7 days from the date of filing of the said written statement;
- (iv) The Rent Controller would then grant 3 effective opportunities by giving short dates to the respondent herein to lead his entire evidence;



- (v) After the evidence of the landlord is completed, the Rent Controller would grant 3 effective opportunities by giving short dates to the petitioners to lead their entire evidence in each of the cases;
- (vi) One opportunity will be granted to the landlord to lead rebuttal evidence, if any;
- (vii) Since in the present case, the eviction petition was filed in the year 2002 and the respondent-landlord is stated to be more than 75 years of age, thus, the Rent Controller is requested to decide the case, as expeditiously as possible by giving short dates, preferably within a period of 10 months from the date of appearance.

3. It is made clear that this Court has not opined on the merits of the case and the Rent Controller will decide the case independently, in accordance with law.

4. All pending miscellaneous application(s), if any, also stand disposed of.

17.12.2024
Mehak

Whether reasoned/speaking? Yes/~~No~~
Whether reportable? ~~Yes~~/No

(VIKAS BAHL)
JUDGE