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IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CR-5246-2024

Date of decision: 19.09.2024

Gandhi Ram

...Petitioner

Versus

Kamal Naresh and others

...Respondents

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr. Rajan Bansal, Advocate for the petitioner.

Mr. Ankush Singla, Advocate and
Ms. Parul Sarvar, Advocate for respondent Nos.1, 3 to 7.

VIKAS BAHL, J. (ORAL)

1. This is a revision petition filed under Article 227 of the Constitution of India for setting aside the impugned order dated 20.08.2024 (Annexure P-6) passed by the Rent Controller, Bathinda.

2. On 11.09.2024, this Court had passed the following order:-

“Learned counsel for the petitioner has made a very limited prayer and has submitted that when the rent note was produced by Din Dayal, the said document was specifically objected to and thus, the petitioner be permitted to raise the objections, in accordance with law, at the time of final arguments.

Notice of motion for 19.09.2024.

To be shown in the urgent list.

Liberty is granted to the petitioner to serve the respondents through the counsel representing them before the Rent Controller. The issuance of the notice of motion should not be construed as a stay of proceedings and the proceedings would continue.”

3. Learned counsel for respondent Nos.1, 3 to 7 has submitted that



the petitioner had filed one application after the other in order to delay the proceedings in a petition filed in the year 2019 for eviction and has submitted that the case is still pending for cross-examination of the witnesses of the landlord. During the course of arguments, it has been stated that the impugned order dated 20.08.2024 be set aside and all the objections as have been taken by the petitioner be considered at the time of final arguments. It has further been stated that both the parties be permitted to raise all the pleas at the relevant time. Learned counsel for respondent Nos.1, 3 to 7 has further prayed that the Rent Controller be requested to expedite the proceedings.

4. Learned counsel for the petitioner has submitted that the petitioner undertakes that he would not delay the proceedings and would fully assist the Rent Controller in an expeditious disposal of the case.

5. Keeping in view the abovesaid facts and circumstances, the present petition is partly allowed, the impugned order dated 20.08.2024 is set aside and the objections raised by the petitioner to the documents submitted would be considered at the time of final arguments. It would be open to both the parties to raise all the pleas as are available to them, in accordance with law, at the time of final arguments. Since the eviction petition has been filed in the year 2019 thus, the Rent Controller is requested to decide the same as expeditiously as possible. Counsel appearing on behalf of both the parties before the Rent Controller are also requested to fully assist the Court in an expeditious disposal of the rent petition and no party would take unnecessary adjournment.

19.09.2024*Pawan***(VIKAS BAHL)
JUDGE****Whether speaking/reasoned:- Yes/No****Whether reportable:- Yes/No**