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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

% ***Date of Decision: 4th October, 2024***

+ CM(M) 3547/2024 & CM APPL. 58702/2024

DR. GIRISH SONI

.....Petitioner

Through: Mr. Sanjeev Mahajan, Advocate.

versus

SEAN WEE LEE AND ORS.

.....Respondent

Through: None.

CORAM:

HON'BLE MR. JUSTICE MANOJ JAIN

JUDGMENT (oral)

1. Petitioner has filed an Eviction Petition seeking eviction on the ground of sub-letting under Section 14(1) (b) of Delhi Rent Control Act, 1958.
2. Prayer in the present petition is very limited.
3. It is prayed that the learned Trial Court may be requested to decide the Eviction Petition in a time-bound manner.
4. Though, this Court, generally, does not, without, at least, assessing the work-load and board position of any court, give any direction to dispose of any matter in a time-bound manner but the situation in case in hand is totally unusual.
5. The attention of the Court has been drawn towards one order passed by Hon'ble Supreme Court of India in SLP (Civil) 823/2015 and *vide* order dated 02.02.2017 passed in the above said SLP, while dealing with the issue whether the appellant therein was a proper party or not in the same eviction



petition, it directed the Rent Controller, having regard to the fact that the Eviction Petition had been pending since 2010, to dispose of the same expeditiously and, in any case, within six months from the date of the first appearance.

6. Since there was a very clear-cut and specific direction in this regard passed by the Highest Court of the country, there was no reason to have delayed the disposal.

7. Learned counsel for the petitioner states that the matter is running for final arguments since February, 2023.

8. In view of the above, the present petition is disposed of with direction to learned Trial Court to dispose of the aforesaid Eviction Petition as expeditiously as possible and, preferably, within four months from today. It is also directed that if the learned Court is required to take up the case on day-to-day basis, it would be open to learned Trial Court to fix it on day-to-day basis. It is expected that all the concerned counsel shall adhere to the dates given by the learned Trial Court in this regard and would render requisite assistance and cooperation so that the case is disposed of without any further delay in the matter.

9. The petition stands disposed of in the aforesaid terms.

(MANOJ JAIN)
JUDGE

OCTOBER 4, 2024/sw