

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

2025:PHHC:077469



1. CR-3324-2025 (O&M)
Date of decision: 01.07.2025

PARVEEN KUMAR**..Petitioner**

Versus

SHREE SANATAN DHARAM SABHA**..Respondent**

2. CR-3332-2025 (O&M)

RAVINDER BERIWAL**..Petitioner**

Versus

SHREE SANATAN DHARAM SABHA**..Respondent****CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL**

Present: Mr. Robin Singh, Advocate
for the petitioner.

ANIL KSHETARPAL, J(Oral)

1. These two connected revision petitions have been filed by the tenants challenging the correctness of the identical orders passed by the Rent Controller while dismissing their respective applications for permission to amend the written statement. The eviction petitions were filed by the landlord in the year 2016 and cases have reached at the stage of rebuttal evidence i.e. the rent petitions are at the final stage. The petitioners in both the revision petitions propose to take preliminary objection with regard to maintainability of the rent petition in view of Section 12 of the Punjab Religious Premises and Land (Eviction and Rent Recovery) Act, 1997, which governs the eviction of unauthorized occupants of the religious property and not the statutory tenants. Whereas, in eviction petitions filed against the petitioner, the respondent has sought eviction of statutory tenants.



Moreover, the Rent Controller has found that the building belongs to a society, which runs three schools and has also constructed a shopping complex.

2. Furthermore, the main petition is at the final stage and the petitioner wants to take a purely legal objection which can be pressed in absence of the pleadings. At this stage, if an amendment is allowed, it would result in delay in disposal of the eviction petition, which is pending before the Court of first instance for the last nine years.

3. Hence, no ground to interfere is made out.

4. Dismissed accordingly.

5. All the pending miscellaneous applications, if any, are also disposed of.

July 01st, 2025

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(ANIL KSHETARPAL)
JUDGE

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