



CR-6236-2025

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IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

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Date of Decision: 08.09.2025

Sanjay Mehra

....Petitioner

VERSUS

Satish Kumar Arora

...Respondent

CORAM: HON'BLE MR. JUSTICE AMARINDER SINGH GREWAL

Present: Mr. Raghav Soni, Advocate, for the petitioner.

Mr. Umesh Aggarwal, Advocate, for the respondent.

AMARINDER SINGH GREWAL, J. (ORAL)

1. The present revision petition has been instituted under Article 227 of the Constitution of India, for setting aside the impugned order dated 20.08.2025 (Annexure P-1) passed by the Court of Civil Judge (Junior Division), Amritsar, in Rent Petition bearing No.RP-152 of 2019 titled "*Sanjay Mehra Vs. Satish Kumar Arora*", whereby the evidence of the petitioner/landlord has been closed.

2. Learned counsel for the petitioner submits that the petitioner instituted an ejection petition on the grounds of non-payment of rent and bona fide personal requirement, as the demised shop is required by the petitioner for his own use and occupation, as well as for the settlement of his two sons. Upon service of notice, the respondent appeared and filed his written statement. Thereafter, the claim and issues were duly framed on 07.10.2021. The matter was subsequently fixed for evidence of the petitioner. However, despite several opportunities granted by the learned trial Court, the petitioner could not conclude his evidence due to the non-appearance of key witnesses, namely AW-1 and AW-3. Consequently, the learned trial Court, vide order dated



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20.08.2025, closed the petitioner's evidence on the ground that three years had elapsed since the framing of issues and no sufficient justification was provided for further adjournment. In these circumstances, it is prayed that the petitioner may be granted one final and effective opportunity to appear before the Civil Judge (Junior Division), Amritsar, for the purpose of cross-examining witnesses AW-1 and AW-3.

4. Notice of motion.

5. Mr. Umesh Aggarwal, Advocate, accepts notice on behalf of the respondent and filed power of attorney, which is taken on record. He has vehemently opposed the prayer made by the learned counsel for the petitioner, contending that the petitioner failed to lead evidence despite being afforded several opportunities. Ultimately, he prays that the present revision petition be dismissed.

6. I have learned counsel for the parties and perused the paper book.

7. Keeping in view the aforesaid facts and circumstances, the impugned order dated 20.08.2025 is set aside and petitioner is directed to appear before learned Civil Judge (Junior Division), Amritsar, on the date fixed and learned Civil Judge (Junior Division), Amritsar, is directed to give one effective opportunity to the petitioner to cross-examine the witnesses i.e. AW-1 & AW-3, subject to payment costs of Rs.15,000/- to the respondent.

8. The present petition is disposed of accordingly.

(AMARINDER SINGH GREWAL)
JUDGE

08.09.2025

anil

Whether speaking/ reasoned:

Whether Reportable:

Yes/No

Yes/No