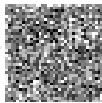


IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

2026.PHHC:020285



CR-2705-2024
Date of decision: 10.02.2026

SATISH KUMAR ..Petitioner
Versus
NAVAL KISHORE AND ORS ..Respondents

CORAM: HON'BLE MRS. JUSTICE SUDEEPTI SHARMA

Present: Mr. Aryaveer, Advocate
for Mr. Rohit Singla, Advocate
for the petitioner.

Mr. Ankush Singla, Advocate for the respondents.

SUDEEPTI SHARMA, J. (Oral)

1. The present revision petition is filed for setting aside impugned order dated 26.02.2024 passed by learned Civil Judge (Jr. Division) Bathinda, whereby, application filed by respondent under Order VI Rule 17 read with Section 151 CPC for amendment of eviction application was allowed.
2. Brief facts of the case are that eviction application was filed under Section 13 of East Punjab Urban Rent Restriction Act on the ground of non-payment of arrears of rent and personal necessity, wherein, it was stated that “there was oral tenancy”.
3. Learned counsel for the petitioner contends that after a delay of 05 years, the application for amendment of the eviction application has been filed. Thereafter, application was moved by respondent under Order VI Rule 17 read with Section 151 CPC for amendment of eviction application which was allowed by learned Civil Judge (Jr. Division), Bathinda vide order dated 26.02.2024 which is impugned in the present petition.
4. Per contra, learned counsel for the respondent contends that at the time of filing of the eviction petition, the petitioner was 80 years old, and

though was no in possession of written rent note but inadvertently could not place on record the same. Further that no prejudice would be caused to the petitioner if the application is allowed. And that petitioner has already cross-examined on the rent note and once he has proceeded with the cross-examination, now he cannot challenge the allowing of application.

5. He relies on judgment passed by Hon’ble Supreme Court titled as ***Rajesh Kumar Aggarwal and Ors. Vs. K.K. Modi and Ors., 2006(5) ALL MR(SC) 185*** to support his arguments that amendment application can be moved at any stage.

6. I have heard learned counsel for the parties and perused the whole file of the case with their able assistance.

7. As per the contention made by learned counsel for the respondent which was not rebutted by the petitioner that the petitioner has already cross-examined the respondent on rent note as on date the purpose of challenging order dated 26.02.2024 passed by learned Civil Judge (Jr. Division), Bathinda has become infructuous. Further, the amendment was allowed to deliver complete justice to the parties and no prejudice is caused to the petitioner on the allowing of the application under Order VI Rule 17 read with Section 151 CPC.

8. In view of the above, since the petitioner has already cross-examined the respondent on rent note, I do not find any merit in the present civil revision petition.

9. Accordingly, the present civil revision petition is dismissed.

10. Pending application(s), if any, also stand disposed of.

February 10, 2026

(SUDEEPTI SHARMA)
JUDGE

Ayub/Saahil

Whether speaking/reasoned

:

Yes/No

Whether reportable

:

Yes/No