



CR No. 4154 of 2026 (O&M) -1-

125 IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

CR No. 4154 of 2026 (O&M)
DATE OF DECISION: 18.05.2026

JATIN SHAH

.....PETITIONER

Vs.

JATINDER SHARMA

.....RESPONDENT

CORAM: HON'BLE MR. JUSTICE AMARINDER SINGH GREWAL

Present: Mr.Sanjeev Patiyal, Advocate,
for the petitioner.

AMARINDER SINGH GREWAL, J.(ORAL)

1. Prayer in the present Civil Revision Petition filed under Article 227 of the Constitution of India is for setting aside, *inter alia*, the impugned order dated 08.05.2025 (Annexure P-11), whereby the learned appellate authority granted interim stay of the operation of the eviction order dated 21.01.2025 (Annexure P-3).

2. Brief facts of the case are that the present petitioner, Jatin Shah, son of Late Sh. Krishan Lal, filed a petition under Section 13 of the Haryana Urban (Control of Rent and Eviction) Act, 1973 against the present respondent in respect of the demised premises, the details whereof have been given in the petition (Annexure P-1). As many as five issues were framed by the learned trial Court and the parties led their respective evidence. Ultimately, the petition filed by the petitioner was allowed and the respondent-tenant was directed to vacate the premises within two months from the date of passing of the order dated 21.01.2025 (Annexure P-3).



CR No. 4154 of 2026 (O&M) -2-

2.1 Aggrieved against the said order, the respondent-tenant preferred an appeal before the learned Appellate Authority, which stayed the operation of the order dated 21.01.2025 (Annexure P-3).

3. Learned counsel for the petitioner has contended that since the matter is lingering before the learned Appellate Authority for one reason or the other, the learned Appellate Authority be directed to decide the appeal within a time-bound manner.

4. Since the prayer made by the petitioner is innocuous in nature, this Court is of the view that issuance of notice to the respondent would unnecessarily delay the proceedings. Accordingly, issuance of notice to the respondent is dispensed with.

5. Keeping in view the above, without commenting upon the merits of the case, the present petition is allowed and the learned Appellate Authority is directed to decide the appeal pending before it preferably within a period of three months from today. However, since the learned Appellate Authority has assessed *mesne profits* @ ₹10,000/- per month whereas the petitioner is claiming *mesne profits* @ ₹50,000/- per month, the learned Appellate Authority is also directed to reconsider the said amount while deciding the appeal.

6. Pending miscellaneous application(s), if any, shall also stand disposed of.

MAY 18, 2026

nitin

Whether Speaking

Whether Reportable

(AMARINDER SINGH GREWAL)

JUDGE

Yes

No