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

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Date of decision: 23.04.2026

JAI FARIAD SINGH**....Petitioner****Versus****TEJINDER SINGH AND AND OTHERS****...Respondents****CORAM: HON'BLE MR. JUSTICE YASHVIR SINGH RATHOR**

Present : Mr. Anmol Puri, Advocate for the petitioner.

YASHVIR SINGH RATHOR. J.(Oral)

1. This revision petition has been filed under Article 227 of the Constitution of India seeking issuance of directions to the learned Rent Controller, Amritsar, to expedite and conclude the proceedings in case bearing No. RP-138-2020 (Annexure P-1), titled *Jai Fariad Singh vs. Tejinder Singh and Others*, which is pending before the said Court, within a time-bound period.

2. I have heard learned counsel for the petitioner and have perused the material available on record.

3. The case of the petitioner is that he is a Non-Resident Indian (NRI) who has instituted an eviction petition under Section 13 of the Rent Act for eviction of the respondents from the demised premises, i.e., Shop Nos. 110 and 112 and Godown Nos. 2 and 4, on the grounds of personal necessity and non-payment of rent. It is submitted that despite the lapse of more than six years, the proceedings are still pending without any substantial progress.

4. Dispute pertains to an eviction petition instituted on 17.03.2020. A



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perusal of the record reveals that notice was initially issued on 18.03.2020, and thereafter fresh summons were issued on 01.02.2021 following the COVID-19 period. Although the respondents were proceeded against *ex parte* on 20.09.2021 and 19.04.2022, the said orders were subsequently set aside on 04.02.2023, subject to payment of costs. However, the matter is being repeatedly adjourned for filing of the written statement and for arguments on miscellaneous applications, including an application under Order XI Rule 12 CPC, which came to be disposed of only on 11.12.2024. Despite the grant of a last opportunity to file the written statement on 25.02.2025, the same has not been filed till date and the matter continues to be pending, with the last hearing having taken place on 03.04.2026.

5. Considering that the petitioner is an NRI seeking eviction of tenant on the ground of personal necessity and that the matter is still at the stage of filing of the written statement, the present petition is disposed of and learned Rent Controller, Amritsar is requested to dispose of the Rent Petition as expeditiously as possible without giving unnecessary adjournments.

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

23.04.2026
amandeep

(YASHVIR SINGH RATHOR)
JUDGE

Whether speaking/reasoned.	:	Yes/No
Whether Reportable.	:	Yes/No