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IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH

CR-4008-2026

Date of Decision: 12.05.2026

SUNITA ARORA

..... Petitioner

Versus

SETHI LIGHT AND TENT HOUSE AND ANR Respondents

CORAM: HON'BLE MR. JUSTICE YASHVIR SINGH RATHOR

Present : Mr. Harmanpreet Singh, 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 decide the proceedings in case bearing No. RP-357-2022 (Annexure P-1) titled as “*Sunita Arora Vs. Sethi Light and Tent House and Anr.*”, which is pending before the Court of learned Rent Controller, Amritsar, within a time-bound period.

2. I have heard learned counsel for the petitioner and have gone through the material on record.

3. In view of the nature of the order proposed to be passed, issuance of notice to the respondents is dispensed with, as it would only delay the proceedings and cause unnecessary expenditure to the respondents.

4. Case of the petitioner is that she instituted an eviction petition under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 against the respondents on 31.08.2022 seeking their ejectment from



the demised premises on the ground of *bonafide* personal necessity of her son. It is submitted that the matter has been delayed due to various procedural hurdles and applications filed by the respondents. The record reflects that the respondents were initially proceeded against *ex-parte* on 21.03.2023 but the order was set aside on 04.07.2023. Subsequently, an application under Order 7 Rule 11 CPC filed by the respondents on 25.08.2023 was dismissed on 19.10.2023. Despite issues having been framed on 20.12.2023 and the examination-in-chief of AW1 and AW2 having been recorded on 02.02.2024, the cross-examination has been repeatedly deferred. Further delays have occurred due to an application filed respondent for inspection of the demised premises on 29.07.2024, which was eventually dismissed on 26.03.2025. It is further contended that although the case was received by transfer on 04.09.2025 and AW1 (Sahil Arora) was partially cross-examined on that date, the proceedings have since been stalled by "no work" days on 23.09.2025 and 24.02.2026, and multiple adjournments. Despite the Court granting a "last opportunity" to conclude cross-examination on 03.12.2025 and again on 08.01.2026, the respondents have filed another application on 11.03.2026 seeking directions to the witness to produce documents. The petitioner, who is a senior citizen aged 63 years, submits that the matter has been taken up on numerous dates without the cross-examination of the plaintiff's witness being concluded.

6. Although the petitioner seeks a time-bound conclusion, this Court cannot lose sight of the fact that the learned Rent Controller is already seized of the matter. However, given that the petition was filed in the year 2022 and involves the *bonafide* personal necessity of a senior



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citizen, the present petition is disposed of with a direction to the learned Rent Controller, Amritsar to dispose of the eviction petition as expeditiously as possible, without granting unnecessary adjournment.

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

(YASHVIR SINGH RATHOR)
JUDGE

12.05.2026
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Whether speaking/reasoned	Yes/No
Whether Reportable	Yes/No