



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

133

CR-4183-2026 (O&M)

Date of decision:18.05.2026

KAMLA DEVI

...PETITIONER

VERSUS

AMARJEET SINGH AND ANOTHER

...RESPONDENTS

CORAM: HON'BLE MR. JUSTICE PARMOD GOYAL

Present: Mr. Aayush Gupta, Advocate and
Ms. Madhvi Singla, Advocate
for petitioner.

PARMOD GOYAL, J. (ORAL)

Present civil revision petition has been preferred under Article 227 of the Constitution of India by petitioner being aggrieved by delay in disposing of her petition bearing No.RP/614/2023 for issuance of directions to learned Rent Controller, Ludhiana to decide the same expeditiously.

2. It is asserted that petitioner is 87 years old and had filed the abovesaid eviction petition titled as Kamla Devi Vs. Amarjeet Singh and another in the year 2023. Issues in present case were framed on 12.07.2024. Thereafter, the matter is being fixed for petitioner's evidence. It is asserted that witness of petitioner is appearing on almost all dates, however their examination is not being conducted or/is conducted partly.

3. Perusal of file shows that PW1 Suresh Kumar and PW2 Pooja Singhal had appeared on 14.11.2024 and had duly tendered affidavits in examination in chief and their cross-examination was deferred. Thereafter, matter remained pending for 08.01.2025, 21.02.2025, 29.04.2025, 08.05.2025, 14.05.2025, 27.05.2025, 12.08.2025, 08.09.2025, on which dates, cross-examination of PW1 was not completed despite having been

present on all the dates and same was deferred. Thereafter, orders dated 25.09.2025 and 06.10.2025 go to show that none had appeared for petitioner's evidence, however, again on 17.11.2025 and 11.12.2025, PW1 remained present and was not cross-examined. The situation remained the same on 27.02.2026.

4. The manner in which the evidence is being conducted is not appreciable. Courts cannot allow deferment of cross-examination specifically when witness is present on the asking of other side. Adjournment can only be granted for just cause by way of speaking order and that too for limited one and two occasions alone. Now the case is fixed for 07.07.2026. Rent Controller, Ludhiana is directed to ensure completion of cross-examination of PWs, who have been examined in chief on the date fixed without granting date to either of the parties. Petitioner shall ensure presence of her witnesses and shall also conclude her evidence in two effective opportunities subsequent to 07.07.2026 and matter be decided expeditiously within next nine months.

5. Present revision petition is disposed of in above terms.

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

(PARMOD GOYAL)
JUDGE

18.05.2026

Sunil Chander

<i>Whether speaking/reasoned</i>	:	<i>Yes/No</i>
<i>Whether reportable</i>	:	<i>Yes/No</i>