HIGH COURT OF JUDICATURE FOR RAJASTHAN
BENCH AT JAIPUR

S.B. Civil Writ Petition No. 9296/2026
CNR: RJHC020490682026 | URN: CW / 20746U / 2026

Mr Raghuveer Singh Chauhan Son Of Late Shri Prabhunarayan Chauhan, Aged About 59 Years, Resident Of Plot No. C-422, Jda Colony, Paaldi Meena, Agra Road, Jaipur, Rajasthan.

----Petitioner

Versus

Mr. Dharmchand Mahawar Son Of Mr.teekamchand Mahawar, Aged About 46 Years, Resident Of Plot No. 35, Mahawar Colony, Meena Paaldi, Agra Road, Jaipur Rajasthan.

----Respondent

Connected With

S.B. Civil Writ Petition No. 6307/2026
CNR: RJHC020311212026 | URN: CW / 13963U / 2026

Mr. Raghuveer Singh Chauhan Son Of Late Shri Prabhunarayan Chauhan, Aged About 59 Years, Resident Of Plot No. C-422, Jda Colony, Paaldi Meena, Agra Road, Jaipur, Rajasthan.

----Petitioner

Versus

Mr. Dharmchand Mahawar Son Of Mr. Teekamchand Mahawar, Aged About 46 Years, Resident Of Plot No. 35, Mahawar Colony, Meena Paaldi, Agra Road, Jaipur, Rajasthan.

----Respondent

S.B. Civil Writ Petition No. 9098/2026
CNR: RJHC020481732026 | URN: CW / 20150U / 2026

Mr. Raghuveer Singh Chauhan, Son Of Late Shri Prabhunarayan Chauhan, Aged About 59 Years, Resident Of Plot No. C-422, Jda Colony, Paaldi Meena, Agra Road, Jaipur, Rajasthan.

----Petitioner

Versus

Mr. Dharmchand Mahawar, Son Of Mr. Teekamchand Mahawar, Aged About 46 Years, Resident Of Plot No. 35, Mahawar Colony, Meena Paaldi, Agra Road, Jaipur, Rajasthan.

----Respondent

For Petitioner(s)	:	Dr. Yogesh Kumar Gupta, Adv. Mr. Divyansh Gupta, Adv. Mr. Madan Mohan Gupta, Adv.
For Respondent(s)	:	Mr. M. C. Jain, Adv.

HON'BLE MR. JUSTICE ANAND SHARMA

Judgment

27/10/2026

1. Since, the above writ petitions have arisen out of the proceedings of the same eviction case No.152/2020 pending before Rent Tribunal Second, Jaipur Metro First, therefore, with the consent of parties, these petitions were heard together and are being decided by this common order.

2. In S.B. Civil Writ Petition No. 9296/2026, the petitioner has challenged order dated 05.01.2026, whereby application filed by the petitioner for reopening of cross-examination has been dismissed. So far as, S.B. Civil Writ Petition No. 6307/2026 is concerned, same has been filed by the petitioner in order to assail order dated 26.03.2025 passed by the Rent Tribunal denying the request made by the petitioner to take alleged agreement to sell on record and as regards, S.B. Civil Writ Petition No. 9098/2026, the petitioner has assailed order dated 01.04.2026, whereby on account of non appearance of petitioner-tenant before the Rent Tribunal, his evidence has been closed.

3. Learned counsel for the petitioner-tenant submits that on account of the fact that on the day so fixed by the Rent Tribunal there was marriage of his son, therefore, he could not appear for leading evidence before Rent Tribunal and as such the reasons for non appearance are quite bona fide. He submits that

documents sought to be placed on record by the petitioner is not for the purpose of claiming title over the property in question and he is simply seeking permission for taking documents on record for ancillary and collateral purposes.

4. Learned counsel for the respondents opposed the writ petitions and submitted that eviction application was filed by the respondent-landlord on 25.08.2020, in which reply was filed by the petitioner-tenant on 09.04.2021. Thereafter, issues were framed and since April, 2023, the evidence is going on. Earlier also, feeling aggrieved by delay in proceedings of the Rent Tribunal, the respondent-tenant approached this Court by way of filing S.B. Civil Writ Petition No.2410/2024, wherein directions were given vide order dated 30.08.2024 to the Rent Tribunal to make an endeavour to decide the eviction petition within a period of one year and a note of caution was also given that no unnecessary adjournment shall be granted to any of the party. Learned counsel submits that since, on account of different applications filed by the petitioner-tenant, the Rent Tribunal could not decide the matter within a period one year as directed vide order dated 30.08.2024, therefore, a letter was written by the Presiding Officer of the Rent Tribunal to this Court for extending the time and on such letter, time has been extended upto 31.03.2027.

5. Learned counsel for the respondent-landlord, however, submits that since, the landlord is keenly interested in getting early disposal of the eviction petition, therefore, he has got no objection, in case, last opportunity is granted to the petitioner to lead his entire evidence on one single day on payment of cost.

6. Heard learned counsel for the parties and perused the record.

7. In view of inclination shown by learned counsel for the respondent-landlord for early disposal of the eviction petition as well as fairness shown to the Court for granting one last opportunity in the interest of justice, to the petitioner-tenant, this Court deems it just and proper to dispose of all the above three writ petitions while directing the petitioner-tenant to remain present before the Rent Tribunal on the next date of hearing, so as to lead and complete his entire evidence on one single day. Thereafter, no further opportunity to lead evidence shall be granted to the petitioner-tenant and in default thereof, the Rent Tribunal shall proceed further in accordance with law. Since, learned counsel for the petitioner-tenant has submitted in clear terms that he would not claim title over the property on the basis of alleged agreement dated 26.12.2005, hence, only for collateral and ancillary purposes, direction is given to the Rent Tribunal to take the aforesaid documents on record. It is made clear that no findings with regard to relevance or admissibility of the said documents are being given by this Court and it is for the Rent Tribunal to consider the same in accordance with law.

8. As agreed by learned counsel for the petitioner-tenant, petitioner would compensate the respondent-landlord by paying cost of Rs.25,000/- on or before the next date of hearing before the Rent Tribunal.

9. It is reiterated that the directions earlier given by Co-ordinate Bench of this Court to the Rent Tribunal for deciding the

eviction petition expeditiously are hereby maintained and the Rent Tribunal is directed to adhere to such directions.

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

11. Office is directed to place a copy of this judgment on record of each writ petition.

(ANAND SHARMA),J

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