HIGH COURT OF JUDICATURE FOR RAJASTHAN
BENCH AT JAIPUR

S.B. Civil Writ Petition No. 12094/2026
CNR: RJHC020617962026 | URN: CW / 26696U / 2026

Smt. Mamta Sharma W/o Shri Deepak Sharma, Age- About Years, R/o Plot No. 105/21, New Shanti Nagar, Asha Ganj, Ajmer Through Power Of Attorney Holder Shri Deepak Sharma S/o Sh Mewa Ram Adopted S/o Raghuvar Dayal Sharma R/o Plot No. 105/21, New Shanti Nagar, Asha Ganj, Ajmer.

----Petitioner

Versus

Shri Rajan Gupta Alias Rajendra S/o Shri Madan Lal, Age- About Years, R/o Plot No. 105/21 Old 132/31. New Shanti Nagar, Asha Ganj, Ajmer.

----Respondent

For Petitioner(s)	:	Mr. Veyankatesh Garg, Adv. through VC with Ms. Isha Rathi, Adv., Mr. Lalit Kumar, Adv. & Ms. Divyanshi Goel, Adv.
For Respondent(s)	:	

HON'BLE MR. JUSTICE ANAND SHARMA

Order

27/10/2026

1. The instant writ petition has been filed by the petitioner with a prayer that the Rent Tribunal, Ajmer, District Ajmer (for short 'the Rent Tribunal') may be directed to decide the Eviction Petition No.38/2025 expeditiously.

2. It is stated that petitioner being landlord of the suit premises filed eviction petition under Section 9 of the Rajasthan Rent Control Act, 2001 (for short 'the Act of 2001') on 21.02.2025 through her power of attorney holder, wherein, the respondent was served with notices. It is further stated that in the meantime,

different interlocutory applications have been filed by the parties and the main eviction petition is still pending before the Rent Tribunal. It is further stated that despite lapse of almost one and half years, the Rent Tribunal has not concluded the proceedings and decided the eviction petition. The respondent is adopting delay tactics and prolonging the decision of the Rent Tribunal by taking adjournments on more than 15 occasions.

3. Learned counsel for the petitioner submits that the Act of 2001 was enacted by the legislature with an object to ensure speedy disposal of disputes between landlord and tenant, however, that very object is being frustrated in the instant case. Learned counsel for the petitioner submitted that Section 15 of the Act of 2001 provides that proceedings of main petition shall be concluded within a period of 240 days from the date of service of notice of petition on the tenant.

4. Heard learned counsel for the petitioner and perused the record.

5. Although, ordinarily writ petitions are not entertained for directing the Courts below to decide any suit/proceedings in a time bound manner, yet looking to the peculiar facts and circumstances of the instant case, where after filing of main petition, more than five years have lapsed and till date, as per the petitioner, the same has not been decided by the Rent Tribunal, this Court finds it just and proper to dispose of the instant writ petition by directing the Rent Tribunal, Ajmer, District Ajmer to make an endeavour to decide the eviction petition filed by the petitioner expeditiously and preferably, within a period of two years from the date of receipt of certified copy of this order,

strictly in accordance with law and after giving complete opportunity of hearing to both the parties. Parties to the petition are also directed to co-operate with Rent Tribunal in deciding the matter expeditiously.

6. Accordingly, the writ petition stands disposed of.

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

(ANAND SHARMA),J

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