

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

250

CR-1534-2025 (O&M)

Date of Decision: 07.07.2025

Satish Chawla

.... Petitioner

Versus

Baldev Krishan Proprietor M/s Shree Ram Collection

.... Respondent

**CORAM: HON'BLE MS. JUSTICE NIDHI GUPTA**

Present: - Mr. Lakshay Bector, Advocate for the petitioner.

**NIDHI GUPTA, J. (ORAL)**

1. The present revision petition under Article 227 of the Constitution of India, has been filed by the petitioner-landlord for issuance of a direction to the learned Executing Court for expeditious disposal of the Execution Petition No.1965 of 2024 titled as 'Satish Chawla vs. Baldev Krishan' (Annexure P-4) filed by the Petitioner-Decree Holder for execution of the decree passed by the learned Rent Authority, Ludhiana vide order dated 02.04.2024 (Annexure P-2) whereby the Ejectment Petition filed by the petitioner against the respondent was allowed and the respondent was directed to vacate the premises of the shop bearing No.B-IV-2002-2003 and hand over its vacant possession to the petitioner within one month. Further, prayer has been made for issuance of a direction to the respondent to pay ₹43,16,000/- as arrears of rent along with interest @ 15% from 02.04.2024 as expeditiously as possible in a time bound manner.



2. On the last date of hearing i.e. 08.04.2025, when this case was listed, following order was passed by this Court:-

**“CM-6754-CII-2025**

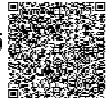
*This is an application for preponement of the date of hearing fixed in the main petition i.e. 19.11.2025.*

*In view of the reasons mentioned in the application, the same is allowed and the main petition fixed for 19.11.2025 is preponed for 07.7.2025.*

*Prayer in the main Civil Revision Petition is for issuance of a direction to the learned Executing Court for expeditious disposal of the Execution Petition No.1965 of 2024 titled as “Satish Chawla vs. Baldev Krishan” (Annexure P-4) filed by the Petitioner-Decree Holder for execution of the decree passed by the learned Rent Authority, Ludhiana vide order dated 02.4.2024 (Annexure P-2) whereby the Ejectment Petition filed by the petitioner against the respondent was allowed and the respondent was directed to vacate the premises of the shop bearing No.B-IV-2002-2003 and hand over its vacant possession to the petitioner within one month and further directed the respondent to pay Rs.43,16,000/- as arrears of rent along with interest @ 15% from 02.4.2024 as expeditiously as possible in a time bound manner.*

*In the meantime, the Executing Court is directed to send the status report to this Court well before the date fixed, especially keeping in mind Annexure P-7, annexed with the present petition.*

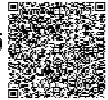
*The Registry is directed to intimate the learned Executing Court concerned about this order and supply a photocopy of Annexure P-7 to the learned Executing Court concerned so that the learned Executing Court may be in a position to furnish the exact status report in the matter.”*



3. Pursuant thereto, office report indicates that ordinary notice issued to the respondent-tenant has been received back duly served. However, none has put in appearance on his behalf. Further, in compliance of the order reproduced above, report dated 29.04.2025 duly forwarded by the learned District and Sessions Judge, Ludhiana, has also been received from the learned Civil Judge (Junior Division)/Rent Authority, Ludhiana, informing that as, the review application is pending, therefore, the Execution Petition (Annexure P-4) is not being disposed of.

4. However, perusal of the *zimni* orders Annexure P-6 (Colly.) reveals that the petitioner/Decree-Holder had filed reply to the review application as far as back on 06.08.2024, as is evident from the copy of *zimni* order dated 06.08.2024 (at page 64 of the paper-book). Thereafter the matter was repeatedly adjourned for 11 dates i.e. on 30.08.2024, 20.09.2024, 10.10.2024, 06.11.2024, 07.11.2024, 21.11.2024, 03.12.2024, 13.12.2024, 15.01.2025, 04.02.2025 and 17.02.2025, at the request of the review applicant/respondent herein. Further, perusal of *zimni* orders Annexure P-5 (Colly.) from dated 18.05.2024 till 17.02.2025, indicates that the Execution Petition (Annexure P-4) is being adjourned for the reason that review application is pending adjudication before the learned Executing Court.

5. It is pointed out by learned counsel for the petitioner-landlord that the petitioner is a 90% disabled person; and that the respondent-tenant is in arrears of rent of almost ₹50,00,000/-; and the petitioner has no other source of income. Thus, it is prayed that the instant petition may be disposed of with a direction to the learned Executing



Court to dispose of the Execution Petition (Annexure P-4) expeditiously in a time bound manner.

6. In view of the above, the present revision petition is **disposed of** with a direction to the learned Civil Judge (Junior Division)/Executing Court, Ludhiana, to decide the Execution Petition No.1965 of 2024 titled as 'Satish Chawla vs. Baldev Krishan' (Annexure P-4), filed by the petitioner herein expeditiously and preferably within a period of 03 months from the date of receipt of certified copy of this order.

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

**07.07.2025**

*rishu*

**( NIDHI GUPTA )  
JUDGE**

**Whether speaking/reasoned    Yes/No**

**Whether Reportable            Yes/No**