



130

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

CR-7465-2024**Date of Decision: 26.03.2025**

Ravinder Mahendru

....Petitioner

Versus

Raman Gupta and Others

....Respondents

CORAM: HON'BLE MR. JUSTICE VIKRAM AGGARWAL

Present: Mr. Anupam Bhardwaj, Advocate
for the petitioner.

VIKRAM AGGARWAL, J (ORAL)

The present revision petition has been preferred under Article 227 of the Constitution of India seeking a direction to the Appellate Authority, Amritsar to decide Rent Appeal No. **RA/110/2019** titled as '**Raman Gupta Vs. Ravinder Mahendru Etc.**' (Annexure P-2).

2. An eviction petition was filed by the present petitioner Ravinder Mahendru against the respondents under Section 13 of the East Punjab Urban Rent Restriction Act No.III, 1949 (hereinafter referred to as the 'Rent Act') for eviction of the respondents from the tenanted premises situated at Kot Mit Singh, Tarn Taran Road, Amritsar. The said eviction petition was allowed vide order dated 16.10.2019 (Annexure P-1) passed by the Court of learned Rent Controller, Amritsar. An appeal was preferred against the said eviction order by the tenant (Annexure P-2) which is stated to be pending. The only prayer made in the present revision petition is to issue directions to the First Appellate Court to decide the said appeal in a time bound manner.

3. I have heard learned counsel for the petitioner.

4. Learned counsel for the petitioner submits that the petitioner is a senior citizen and the appeal filed by the tenant against the eviction order passed

by the Court of learned Rent Controller is pending for the last more than six years. Learned counsel has referred to the interlocutory orders passed by the Appellate Authority right from the date of institution of the appeal i.e. 18.11.2019 to 03.12.2024 to show that the matter is simply being adjourned for arguments.

5. I have considered the submissions made by learned counsel for the petitioner.

6. This Court is conscious of the fact that Courts are over burdened with a huge number of cases and despite best efforts, at times, they are not able to dispose of matters in a time bound manner. However, at the same time, the expectation of a senior citizen for time bound decision of a matter cannot be said to be unreasonable. A perusal of the interlocutory orders shows that the appeal is pending before the Appellate Authority, Amritsar right since November, 2019. Though, there is nothing on record to suggest that the matter is being delayed by the other side or that the Court is not willing to take up the same, it would in the interest of justice that the appeal is taken up for hearing and decided as expeditiously as possible.

In view of the above, the present revision petition is ***disposed of*** with a direction to the Appellate Authority, Amritsar to hear and final dispose of the Rent Appeal No. ***RA/110/2019*** titled as '***Raman Gupta Vs. Ravinder Mahendru Etc.***' (Annexure P-2) within a period of six months from today.

(VIKRAM AGGARWAL)
JUDGE

26.03.2025
Prince Chawla

Whether speaking/reasoned : Yes/No.

Whether reportable : Yes/No.