



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

**CR-3631-2008(O&M)**

**Date of decision : 25.02.2025**

**Avtar Singh(Deceased) through his LRs**

**...Petitioner**

**Vs.**

**Parsain Kumar(Deceased) through his LRs**

**...Respondent**

**CORAM:- HON'BLE MR. JUSTICE ANIL KSHETARPAL**

Present: Ms. Kudrit Kaur Sara, Advocate  
for the petitioner.

Mr. Surju Puri, Advocate  
for the respondent.

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**ANIL KSHETARPAL, J.** (Oral)

1. The petitioner herein is a tenant who was ordered to be evicted concurrently by the Rent Controller which in appeal was affirmed by the Appellate Authority. The struggle of the landlord continues even after a passage of 25 years. The petition seeking eviction of the petitioner was filed in the year 1999, which was allowed in 2006. The appeal filed by the tenant was dismissed in 2008. However, the adjudication of revision petition filed in this Court has taken 17 years.

2. Learned counsel representing the petitioner submits that the eviction of the petitioner was sought on the ground of *bona fide* necessity of daughter who is now married and settled in Goa. Hence, the Court should take notice of subsequent developments.

3. This Court has considered the submissions made by the learned



counsel representing the parties.

4. In fact, it is failure on the part of the Courts to take so long. The tenant cannot derive benefit out of delay in disposal of the petitions. The *bona fide* requirement of the landlord is required to be examined on the date of filing of the petition. When eviction decree was passed in the year 2006, the landlord's daughter was unmarried.

5. The scope of interference in a rent revision is extremely limited in view of judgment passed by the Five Judgment Bench of the Hon'ble Supreme Court in '*Hindustan Petroleum Corporation Ltd. vs. Dilbahar Singh*', 2014(9) SCC 78.

6. Hence, the revision petition is dismissed.

7. All the pending miscellaneous applications, if any, are also disposed of.

25.02.2025

neeraj

(ANIL KSHETARPAL)  
JUDGE

Whether speaking/reasoned :

Yes

No

Whether Reportable :

Yes

No