



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

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Civil Revision No.204 of 2025**Date of decision :-05.02.2025****Santosh Verma****.....Petitioner****Versus****Ramesh Chand Bansal****.....Respondent****CORAM:- HON'BLE MS. JUSTICE NIDHI GUPTA**

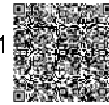
Present:- Ms. Shivaly Singla, Advocate for
Mr. Rishav Jain, Advocate
for the petitioner.

NIDHI GUPTA J. (Oral)

Prayer in this petition is for issuing direction to the learned Rent Controller, Patiala to decide the Rent Petition No.14/2017 dated 25.1.2017 in a time bound manner.

Vide order dated 15.1.2025 passed by a co-ordinate Bench of this court the report was called from the concerned Rent Controller with the reason for delay in disposing the Rent Petition.

The Report from the learned Rent Controller vide communication dated 18.1.2025 has been received, as per which, in detail, it is pointed out that the present suit was filed by the petitioner/landlord on 25.1.2017; issues in the same were framed on 08.3.2018; petitioner concluded her evidence on 21.7.2022; and thereafter evidence of the respondent has started, who, till date has examined nine witnesses; and on 16.1.2025 last opportunity was



granted to the respondent for adducing evidence of RW ASI Pavittar Singh, upon whom summons were served but the said witness could not put in appearance. Accordingly bailable warrants to RW ASI Pavittar Singh has been issued through the Superintendent of Police, Patiala. The Report further reveals that “the petitioner had availed long period of time to concluding her evidence and despite availing numerous opportunities she examined only two witnesses”. Moreover, the Rent Petition has come into the action plan cases and the learned Rent Controller is making strenuous efforts to conclude the Rent Petition expeditiously.

After hearing learned counsel for the petitioner, issuance of notice of motion is dispensed with at this stage, as it will cause further delay in disposal of the case. Accordingly, keeping in view of the said Report and the fact that the Rent Petition is of the year 2017, the present petition is hereby **disposed of** with a direction to the learned Rent Controller concerned to decide the Rent Petition in question, in accordance with law, within a period of one year from the date of receipt of certified copy of this order.

Pending application(s), if any, shall stands disposed of.

February 05, 2025

Vijay Asija

(**NIDHI GUPTA**)
JUDGE

Whether speaking/reasoned Yes / No
Whether Reportable Yes / No