



CR-1538-2025

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

(133)

CR-1538-2025

Date of decision:- 25.03.2025

Inder Pal Singh**... Petitioner****Versus****Baldev Raj Khurana and others****... Respondents****CORAM: HON'BLE MR. JUSTICE SUVIR SEHGAL**

Present:- Mr. Abhilaksh Grover, Advocate and
Mr. Khushboo Garg, Advocate
for the petitioner.

SUVIR SEHGAL, J. (ORAL)

1. By way of instant revision petition filed under Article 227 of the Constitution of India, petitioner/landlord has approached this Court for setting aside the interim orders Annexure P-6 and for directing the Rent Controller to expedite the ejectment petition in a time bound manner.
2. Counsel for the petitioner asserts that a eviction petition for vacation of commercial premises is pending before the Rent Controller, Gurugram since 2020. By making a reference to the interim orders passed by the Trial Court appended as Annexure P-6, he submits that although the petitioner/landlord concluded his evidence on 27.07.2023, but for the last almost 1½ year, respondents/tenants have only produced one witness and they seeking repeated deferments. He has requested that the Rent Controller, Gurugram be directed to conclude the proceedings in a specific time frame.
3. I have heard counsel for the petitioner and considered his submissions.

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4. Eviction petition has been filed by the petitioner on the ground of bonafide necessity of a shop, which is pending for the last almost five years. Plaintiff concluded his evidence in 2023, but as is evident from the interim orders passed by the Trial Court, respondents are delaying the proceedings. This Court, therefore, finds substance in the request made by counsel for the petitioner.

5. Accordingly, Rent Controller, Gurugram is directed to conclude the proceedings as expeditiously as possible preferably within a period of four months from the date of communication of a copy of this order.

6. Petition is disposed off.

25.03.2025
Kamal

(SUVIR SEHGAL)
JUDGE

Whether Speaking/Reasoned	Yes/No
Whether Reportable	Yes/No