



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

122

**Civil Revision No.1459 of 2025**

**Date of decision :-11.03.2025**

**Raj Ahuja and another**

**.....Petitioners**

**Versus**

**Randhir Singh Kajal**

**.....Respondent**

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

Present:- Mr. Satyam Tandon, Advocate with  
Ms. Mahima Dogra, Advocate  
for the petitioners.

**NIDHI GUPTA J. (Oral)**

Prayer in this petition is for setting aside the impugned order dated 10.2.2025 (Annexure P-4) passed by the learned Civil Judge (Jr. Divn.)-cum-Judicial Magistrate 1<sup>st</sup> Class, Dera Bassi and for expeditious disposal of the rent petition.

Learned counsel for the petitioners/landlord submits that the present rent petition was filed by the petitioner on 19.4.2023. To delay the matter, the respondent had filed an application under Order 7 Rule 11 CPC which was dismissed by the learned Civil Judge (Jr. Divn.), Dera Bassi vide order dated 06.7.2024. Further, the provisional rent in respect thereof was adjudicated upon vide order dated 01.9.2024 and the respondent/tenant has to pay a sum of Rs.4,58,875/- which has not been paid till date. Moreover, the petitioner is a senior citizen being over 64 years of age. It is accordingly prayed that a direction be issued to the learned Rent



Controller to dispose of the present Rent Petition No.13 of 2023 titled as 'Smt. Raj Ahuja and another vs. Randhir Singh Kajal' (Annexure P-1) filed under Section 20 of the Punjab Rent Act (Amendment), 2012 for eviction of the respondent from Flat No.1-2-G, Unicity, Zirakpur, M.C. Zirakpur, District S.A.S. Nagar (Mohali), expeditiously.

Heard.

In view of the submissions made herein above, the present petition stands disposed of with a direction to the learned Rent Controller, Dera Bassi to dispose of the Rent Petition No.13 of 2023 titled as 'Smt. Raj Ahuja and another vs. Randhir Singh Kajal' (Annexure P-1) filed under Section 20 of the Punjab Rent Act (Amendment), 2012 for eviction of the respondent from Flat No.1-2-G, Unicity, Zirakpur, M.C. Zirakpur, District S.A.S. Nagar (Mohali) expeditiously preferably within a period of eight months from today.

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

March 11, 2025

Vijay Asija

**( NIDHI GUPTA )  
JUDGE**

Whether speaking/reasoned Yes / No

Whether Reportable Yes / No