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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ CM(M) 1091/2017

GIRISH KAKAR & ANR

..... Petitioners

Through: Mr. Deepak Gupta and Mr. Bharat
Garg, Advs.

Versus

RAM KISHAN KAPOOR & ORS

..... Respondents

Through: None.

AND

+ CM(M) 1092/2017

GIRISH KAKAR & ANR

..... Petitioners

Through: Mr. Deepak Gupta and Mr. Bharat
Garg, Advs.

Versus

NIRMALA KUMARI & ORS

..... Respondents

Through: None.

CORAM:

HON'BLE MR. JUSTICE RAJIV SAHAI ENDLAW

ORDER

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27.09.2017

**CMs No.35701/2017 & 35702/2017 in CM(M) 1091/2017 & CMs
No.35780/2017 & 35781/2017 in CM(M) 1092/2017 (all for exemption)**

1. Allowed, subject to just exceptions.
2. The applications are disposed of.

CM(M) 1091/2017 & CM(M) 1092/2017

3. These petitions, both under Article 227 of the Constitution of India, seek expeditious disposal of E No.1009/2014 titled *Girish Kakar & Anr. Vs. Shri Ram Kishan Kapoor & Ors.* and E No.1011/2014 titled *Girish Kakar & Anr. Vs. Smt. Nirmala Kumari & Ors.*, both of the Court of Additional Rent Controller (ARC)-01 (Central), Tis Hazari Courts, Delhi, filed by the *CM(M) 1091/2017 & CM(M) 1092/2017*

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petitioners under Section 14(1)(e) of the Delhi Rent Control Act, 1958 and pending since the month of July, 2014 for consideration of the application filed by the respondents in each case for leave to defend.

4. The Legislature by providing for fifteen days time to file leave to defend has indicated an urgency in disposal of the petitions for eviction under Section 14(1)(e) of the Act on the ground of personal requirement by the landlord of the premises. The summary procedure provided in Section 25B of the Act is also indicative thereof.

5. The consideration of the applications for leave to defend has indeed been pending for unusually long time of over three years. In this much time, even the trial ought to have been completed.

6. These petitions are disposed of with a direction to the ARC-01 (Central), Tis Hazari Courts, Delhi to prepone the date of hearing in E No.1009/2014 titled *Girish Kakar & Anr. Vs. Shri Ram Kishan Kapoor & Ors.* and E No.1011/2014 titled *Girish Kakar & Anr. Vs. Smt. Nirmala Kumari & Ors.*, from that given of 1st March, 2018 to 24th October, 2017 and to dispose of the applications for leave to defend of the respondents on or before 31st December, 2017.

7. A copy of this order be supplied *dasti* under the signatures of the Court Master to the counsel for the petitioners for service under his signatures on the respondents in each of the petitions and their counsels with intimation to appear before the ARC-01 (Central), Tis Hazari Courts, Delhi on 24th October, 2017.

No costs.

SEPTEMBER 27, 2017/bs
CM(M) 1091/2017 & CM(M) 1092/2017

RAJIV SAHAI ENDLAW, J.

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