

ORDER SHEET
IN THE HIGH COURT OF SINDH AT KARACHI

Date	Order with Signature of Judge
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C.P. No.S-546 of 2012

United Bank Limited.*Petitioner*

Versus

M/s. Habib Commercial Co Ltd & others.....*Respondents*

C.P. No.S-548 of 2012

United Bank Limited*Petitioner*

Versus

M/s. Sattar & Sattar Ltd & others.....*Respondents*

Date of hearing : 16.05.2025

Date of judgment : 16.05.2025

Mr. Abdul Haleem Siddiqui, Advocate for the Petitioners.
Mr. Haider Imam Rizvi, Advocate for Respondent No.1 in
C.P.No.S-546/2012.
Mr. Naeem Suleman, Advocate for Respondent No.1 in C.P.No.S-
548/2012.

JUDGEMENT

By consent, both the judgments of the Courts below are set-aside and the matter is remanded back to the learned Rent Controller in light of the question already framed vide order dated 30.04.2025, in the following terms: -

- i. The learned Rent Controller shall hear and decide the rent application within thirty (30) days starting from 17.05.2025 (excluding the summer vacations).
- ii. The Petitioner shall file additional Affidavit-in-evidence before the learned Rent Controller, reiterating personal bonafide need. The opponent in the Rent Case shall be at liberty to cross examine on the contents of additional Affidavit **only**.

- iii. The learned Rent Controller while adjudicating the rent application shall consider the evidence already recorded in addition to the additional affidavit and the relevant cross examination thereon as noted above.
- iv. The learned Rent Controller shall adjudicate the case on **merits** and shall **only** determine Issue No.2 and 3.
- v. It is specified that this matter is pending since 1993 and no further delay is warranted. If circumstances warrant, the learned Rent Controller can proceed with the matter on day-to-day basis and furnish report to the MIT II of this Court on or before the expiry of the above-mentioned period.

Both the petitions stand disposed of in the above terms along with all pending application(s)

Judge

Nadeem