

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

108

**Civil Revision No.4117 of 2015(O & M)
Date of Decision:10.09.2015**

Janak Raj (deceased) through LRs

....petitioners

Versus

Harshad Jail @ Jain and others

.....respondents

CORAM: HON'BLE MR.JUSTICE ARUN PALLI

Present: Mr.B.S.Sodhi, Advocate
for the petitioners

ARUN PALLI, J.(ORAL):-

Having argued the matter at some length, learned counsel for the petitioners fairly submits that the petitioners be only afforded nine months' time to vacate the demised premises, as he does not wish to press the petition, on merits.

Notice of motion.

Mr.Sandeep Khunger, Advocate, present in the Court, accepts notice on behalf of the respondents. Learned counsel for the respondents does not oppose the prayer that has been advanced by learned counsel for the petitioners, rather, maintains that let nine months' time be granted to the petitioners to vacate the demised premises.

That being so, the petition is disposed of in the following terms:

1. The petitioners shall continue to occupy the demised premises for a period of nine months i.e. up to 09.06.2016.
2. The entire arrears of rent, if any, shall be

deposited by the petitioners with the respondents-landlord, within four weeks from today, failing which respondents-landlord shall be at liberty to execute the order of eviction, forthwith.

3. The petitioners shall continue to deposit the future rent/mesne profits by 7th of every month with the respondents-landlord. In the event of even a single default, the respondents-landlord shall be free to execute the order of eviction and obtain possession, forthwith.

4. The petitioners shall defray all the electricity/water charges for the period they would occupy the demised premises.

5. The petitioners shall vacate and hand over the actual and physical possession of the demised premises, free from all incumbrances, on or before the stipulated date i.e.09.06.2016, failing which respondents-landlord shall be free to execute the order of eviction.

6. The petitioners shall furnish an undertaking in the form of an affidavit, in the above terms, within the Executing Court, within a period of one week from today, failing which the respondents-landlord shall be at liberty to execute the order of eviction and obtain possession.

10.09.2015

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**(ARUN PALLI)
JUDGE**