

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

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**Civil Revision No.4929 of 2015(O & M)
Date of Decision:29.09.2015**

Kamal Aggarwal

....petitioner

Versus

B.G.Bhandekar

.....respondent

CORAM: HON'BLE MR.JUSTICE ARUN PALLI

Present: Mr.Amit Jain, Advocate
for the petitioner

Mr.Chander Shekhar, Advocate
for the respondent

ARUN PALLI, J.(ORAL):-

During the course of hearing, learned counsel for the parties, on instructions from their respective parties, have reached a consensus that let the petitioner-tenant be afforded an year's time from today, to vacate the premises. And during this period, he would continue to pay the agreed rent. However, the dispute as regards the arrears of electricity charges, which is already pending, the parties shall abide by the decision of the authorities/Court, that is seized of the said dispute. As the electricity supply to the premises has since been disconnected, the same shall be restored forthwith.

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

1. The petitioner shall continue to occupy the demised premises for a period of one year from today i.e.upto 28.09.2016.
2. The entire arrears of rent, if any, shall be deposited by the petitioner with the respondent-landlord, within

four weeks from today, failing which, the respondent shall be at liberty to execute the order of eviction, forthwith.

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

4. The petitioner shall defray the electricity/water charges for the period he would occupy the demised premises. And respondent shall restore the electricity to the demised premises.

5. The petitioner 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.28.09.2016, failing which respondent-landlord shall be free to execute the order of eviction.

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

29.09.2015

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(ARUN PALLI)
JUDGE