

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

**CM Nos. 19188-89-CII of 2015 in/and
CR No.4943 of 2015 (O&M)
Date of decision: 19.10.2015**

Ved Raj

..... Petitioner

Versus

Vijay Laxmi

..... Respondent

CORAM : HON'BLE MR.JUSTICE ARUN PALLI

Present : Mr. Sanjay Jain, Advocate for the applicant-petitioner.

Mr. Divanshu Jain, Advocate for the respondent.

ARUN PALLI, J. (Oral)

Vide order dated 31.01.2014, ejectment of the petitioner has since been ordered from the demised premises. As even in the appeal, preferred against the said order failed and was dismissed, vide order dated 3.4.2015, petitioner-tenant is before this Court, vide this revision petition.

Having argued the matter at some length, learned counsel for the parties on instructions from their respective clients, who are present in person, submit that let petitioner continue to be in occupation of the premises for a period of one year from today and the respondent-landlord shall neither claim any arrears nor future rent during this period of one year.

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

1. Petitioner shall continue to occupy the demised premises for a period of one year from today i.e. up to 18.10.2016.

2. Petitioner shall not deposit any arrears of rent, and all claims of the landlord in this regard shall be deemed to have been settled.
3. Petitioner shall also not deposit any future rent for a period of one year he shall occupy the premises.
4. Petitioner, however, shall defray all the electricity and water charges for the period he would occupy the premises.
5. Petitioner shall vacate the demised premises and hand over its actual physical and vacant possession, free from all encumbrances, to the respondent-landlord on or before the appointed date i.e. 18.10.2016, failing which respondent shall be at liberty to execute the order of eviction and obtain actual physical possession forthwith.
6. Petitioner shall furnish an undertaking in the form an affidavit in the above terms with the executing Court/Appellate Court as also this Court within a period of two weeks from today, failing which, again respondent-landlord shall be at liberty to execute the order of eviction forthwith.

CM Nos. 19188-89-CII of 2015

Both civil miscellaneous applications are disposed of, in the wake of an order of even date passed in the civil revision petition.

October 19, 2015

Manoj Bhutani

**(ARUN PALLI)
JUDGE**