

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

125

Civil Revision No.6030 of 2016
Date of Decision: September 15, 2016

Ms. Komal and another

.....Petitioners

Versus

Mrs. B. Rai

....Respondent

CORAM:- HON'BLE MR. JUSTICE AUGUSTINE GEORGE MASIH

Present: Mr. Saurabh Arora, Advocate
for the petitioners.

AUGUSTINE GEORGE MASIH, J. (ORAL)

Counsel for the petitioners, after arguing the case at length when found that this Court was not inclined to accept the same on merits, prayed on instructions from petitioner No.1, who is present in Court, that seven months' time may be granted to the petitioners-tenants to vacate the demised premises, which is still in their possession and hand over the vacant possession of the same to the respondent-landlord on or before 15.04.2017.

In view of the above, this revision petition stands dismissed on merits. However, as per the statement made by counsel for the petitioners, without issuing any formal notice to the respondent and to avert any further delay and the expenses which the respondent-landlord shall have to incur to defend these proceedings, the petition is disposed of in the following terms which have been accepted by the counsel:-

1. The petitioners shall continue to occupy the demised premises upto 15.04.2017, provided they are in possession today.
2. The entire arrears of rent/mesne profits, if any, shall be

deposited by the petitioners with the Rent Controller, Ludhiana, on or before 30.09.2016, failing which, the respondent 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 Rent Controller, Ludhiana. 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 petitioners shall defray 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. 15.04.2017 to the respondent-landlord, failing which respondent-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, with the Rent Controller/Executing Court, Ludhiana, on or before 30.09.2016, failing which, the respondent-landlord shall be at liberty to execute the order of eviction and obtain actual physical possession.

7. In case of violation of any of the undertaking(s), the petitioners shall render themselves liable to be proceeded against for contempt.

September 15, 2016
Puneet

(AUGUSTINE GEORGE MASIH)
JUDGE

Whether speaking/reasoned: Yes/No

Whether Reportable: Yes/No