

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

CR 3979/2017

Date of decision:11.07.2017

Sukhdarshan

.....Petitioner

v.

Bhupinder Singh and others

.....Respondents

Coram: Hon'ble Mr.Justice Jaswant Singh

Present:- Mr.Shiv Kumar,Advocate for the petitioner/tenant

Jaswant Singh,J,(Oral).

Tenant is in revision directed against the order dated 17.4.2017 passed by the learned Rent Controller, Bathinda whereby in the application filed by NRI landlord under Section 13-B of the East Punjab Urban Rent Restriction Act, leave to contest has been denied and his eviction has been ordered from the demised premises fully described in the rent application with a direction to hand over vacant possession within two months.

After arguing for sometime and having failed to convince the Court,learned counsel, on instructions, seeks permission to withdraw the instant petition and prays for grant of some reasonable time to relocate petitioner's "Sweet shop" in view of tenancy since 1987. It is further submitted that NRI landlord has neither come to India in the recent past nor has filed any execution proceedings.

In view of the above, this petition is dismissed as withdrawn, however, one year's time commencing 1.8.2017 is granted to the petitioner-tenant for making alternative arrangement subject to

his furnishing an undertaking on or before 27.7.2017 before the Court of learned Rent Controller, Bathinda,that he shall hand over actual physical vacant possession of the demised premises to the respondent landlord by 31.7.2018. The undertaking shall also state that the entire arrears of rent,if any, at the previous rate shall be cleared and that he shall continue to pay the rent in advance by 7th of each calendar month till 31.7.2018.

Needless to say that any violation of the terms shall entitle the landlord to seek his eviction forthwith with police help,if necessary without recourse to any other remedy besides the petitioner-tenant making himself liable in contempt proceedings.

11.07.2017
joshi

(Jaswant Singh)
Judge

Whether Speaking/reasoned	Yes/No
Whether Reportable	Yes/No