

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

CR 4390/2017(O&M)

Date of decision:13.07.2017

Tripat Pal

.....Petitioner

v.

Bhupinder Singh

.....Respondent

Coram: Hon'ble Mr.Justice Jaswant Singh

Present:- Mr.Sailender Singh,Advocate for the petitioner/tenant

Mr.Inderpal Singh Parmar for caveator/respondent/
landlord.

Jaswant Singh,J,(Oral).

Petitioner(tenant) is in revision under Section 15(5) of the East Punjab Urban Rent Restriction Act, 1949 against the concurrent findings returned by both the courts below whereby the rent petition filed by the respondent(landlord) was allowed by learned Rent Controller, Ludhiana vide order dated 6.2.2016 and the findings thereof were affirmed by learned Appellate Authority, Ludhiana vide its judgment dated 08.05.2017 and petitioner(tenant) was directed to hand over vacant possession of the demised premises i.e. Shop in dispute to the respondent.

After arguing for sometime, faced with the situation that the court is not inclined to accept the petition, learned Counsel for the petitioner (tenant) submits that he would not press this revision petition provided some reasonable time is granted to make alternative arrangement to shift

from the demised premises.

In view of the aforesaid submission, this petition is dismissed as not pressed, however, eight months' time commencing w.e.f. 01.08.2017 is granted to the petitioner-tenant for making alternative arrangement subject to his furnishing an undertaking on or before 31.07.2017 before the Court of learned Rent Controller, Ludhiana, that he shall hand over actual physical vacant possession of the demised premises to the respondent landlord by 31.3.2018. The undertaking shall also state that the entire arrears of rent, if any, at the previous rate have been cleared and that he shall continue to pay the rent in advance by 7th of each calendar month at the rate of Rs.2000/- per month w.e.f. 1.8.2017 till 31.03.2018.

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.

13.07.2017
joshi

(Jaswant Singh)
Judge

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