

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

CR No.8146 of 2014

Date of Decision:-11.07.2017

Nirmala Devi.

.....Petitioner.

Versus

Chief Regional Manager & Ors.

.....Respondents.

CORAM:- HON'BLE MR. JUSTICE JASWANT SINGH

Present:- None for the Petitioner.

Mr. Raman Sharma, Advocate for respondent nos.1 & 2.

Mr. Vikram Bali, Advocate for respondent no.3.

JASWANT SINGH, J. (ORAL)

Petitioner (landlady) is in revision assailing the order dated 20.08.2014 (P-7) passed by the learned Rent Controller, Rajpura whereby a sum of Rs.26,225/- towards arrears of rent have been held to be rightly paid in compliance of the order dated 28.10.2013 passed by the learned Appellate Authority, Patiala.

A perusal of the paper book reveals that the respondent nos.1 & 2 (tenants) were sought to be evicted on the ground of non payment of rent. The learned Rent Controller, Rajpura vide order dated 13.12.2011 disposed of the eviction petition with the condition that the tenant would pay the arrears of rent to the tune of Rs.1,60,646/- within one month from the date of the order. Concededly the said amount was paid within stipulated time. The landlady-petitioner filed an appeal before the Appellate Authority, Patiala on the ground that the calculations have not been correctly made and, therefore, seeking enhancement. Learned Appellate Authority, Patiala vide order dated 27.02.2013 (P-2) allowed the appeal of the landlady with

the direction to the tenants to pay another sum of Rs.26,225/- to the landlady within one month from the date of the order. The tenants tried to pay the amount directly to the landlady by way of demand draft, however, on her refusal they filed application seeking extension of time before the Appellate Authority, Patiala. The learned Appellate Authority, Patiala vide order dated 28.10.2013 granted opportunity to the tenants to deposit the bank draft before the Rent Controller within 15 days. The said amount by way of demand draft was thus deposited before the Rent Controller on 30.10.2013.

The argument of the landlady that the tender was not within time has been repelled by the impugned order dated 20.08.2014 in the light of the extension granted vide order dated 28.10.2013 by the learned Appellate Authority, Patiala.

None has put in appearance on behalf of the petitioner for the last three days and the position is the same today.

After hearing learned Counsel for the respondents, this Court finds that the impugned order dated 20.08.2014 (P-7) does not suffer from any legal infirmity as the arrears of rent have been deposited within the extended time.

In view of the above, finding no merit in the present revision petition, the same is hereby dismissed.

(JASWANT SINGH)
JUDGE

July 11, 2017
Vinay

Whether speaking/reasoned	Yes/No
Whether Reportable	Yes/No