

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

**CR No.8278 of 2017(O&M)**

**Date of Decision:-05.12.2017**

**Chet Ram.**

.....Petitioner.

Versus

**Ved Parkash.**

.....Respondent.

**CORAM:- HON'BLE MR. JUSTICE JASWANT SINGH**

Present:- Mr. Adarsh Jain, Advocate for the Petitioner (tenant).

Mr. Kulbhushan Sharma, Advocate for  
Caveator/respondent (landlord).

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**JASWANT SINGH, J.(ORAL)**

Petitioner (tenant)-Pritam Singh is in revision against the concurrent findings recorded by the Authorities below, whereby he has been ordered to be evicted from the demised premises i.e. shop no.5 marked with letters ABCD situated within the Municipal Council Limits, Palwal at Railway Road, Palwal bearing property No.D-577 on the ground of “personal necessity” of the landlord by the Rent Controller, Palwal vide order dated 21.03.2016, duly affirmed vide judgment dated 21.8.2017 passed by the learned Appellate Authority, Palwal.

It is also not in dispute that the tenant is operating a tailoring shop in the demised premises since the year 1984.

After arguing at length and having failed to convince the Court

present revision petition provided 1-1/2 years time may be granted to relocate subject to clearing all arrears of rent at the determined rate of mesne profit i.e. Rs.1800/- per month.

Notice of motion.

Mr. Kulbhushan Sharma, Advocate accepts notice on behalf of the respondent and has no objection to the aforesaid request made on behalf of the petitioner (tenant).

In view of the aforesaid agreed stand, this petition is dismissed as withdrawn, however, one and a half years time (1-1/2 years) commencing w.e.f. 01.12.2017 is granted to the petitioner-tenant for making alternative arrangement subject to his furnishing an undertaking on or before 05.01.2018 before the Court of learned Rent Controller, Palwal, that he shall hand over actual physical vacant possession of the demised premises to the respondent/landlord by 31.05.2019. The undertaking shall also state that he has cleared all arrears of rent at the rate of Rs.1800/- per month payable till 31.12.2017 and continue to pay future rent at the rate of Rs.1800/- per month by 10<sup>th</sup> of each calendar month.

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

( JASWANT SINGH )  
JUDGE

December 05, 2017  
Vinay

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|----------------------------------|---------------|
| <i>Whether speaking/reasoned</i> | <i>Yes/No</i> |
| <i>Whether Reportable</i>        | <i>Yes/No</i> |