

In the High Court of Punjab and Haryana at Chandigarh

CR No. 3495 of 2018(O&M)

Date of Decision: 10.10.2018

M/s Lakhi Ram Bajrang Dass

---Petitioner

versus

Sunita Rani and others

---Respondents

Coram: Hon'ble Mrs. Justice Rekha Mittal

**Present: Mr. Gurcharan Dass, Advocate
for the petitioner**

Rekha Mittal, J.

The present petition directs challenge against concurrent findings of fact whereby eviction application filed under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 (in short “the Act”) by the respondent-landlady was allowed by the Rent Controller, Jagraon on 16.9.2014 and appeal preferred by the petitioner-tenant did not find favour with the Appellate Authority, Ludhiana and as a consequence, eviction order was affirmed.

After arguing for some time, counsel for the petitioner would state that he does not press the petition on merits but some reasonable time may be given in order to enable the petitioner to make alternative arrangement as the firm is doing the business of karyana merchant in the shop in question.

In view of the above, the eviction order passed by the Rent Controller and affirmed in appeal is confirmed, subject to the following conditions:-

1. The petitioner is allowed time upto 30.6.2019 to vacate and hand over vacant possession of the tenancy premises to the respondent-landlady.
2. The petitioner shall furnish an undertaking before the Rent Controller, Jagraon within a period of 15 days from today that vacant possession of tenancy premises shall be delivered to the landlady on or before 30.6.2019.
3. The petitioner shall deposit upto date arrears of rent at the rate assessed by the Courts by way of demand draft in the name of Smt.Sunita Rani-landlady within a period of one month from today.
4. The subsequent rent at the same rate till 30.6.2019 shall be deposited by way of demand draft in the name of Sunita Rani-landlady on or before 31.12.2018. The demand drafts shall either be handed over to Sunita Rani or deposited with the Rent Controller, Jagraon.

Failure of the petitioner to comply with either of the aforesaid conditions would entitle the respondent to execute the eviction order forthwith.

Disposed of accordingly.

(Rekha Mittal)
Judge

10.10.2018

PARAMJIT

Whether speaking/reasoned : Yes

Whether reportable : Yes/No