

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

CR-4461-2018 (O&M)

Date of Decision: 17.07.2018

Sarabjit Singh Sandhu

... Petitioner

Versus

Rita & others

... Respondents

CORAM:- HON'BLE MR. JUSTICE TEJINDER SINGH DHINDSA.

Present:- Mr. Raj Kumar Kakkar, Advocate for the petitioner.

Mr. G.L. Bajaj, Advocate for the respondents.

...

TEJINDER SINGH DHINDSA, J. (ORAL)

Petitioner-tenant is in revision against the concurrent eviction orders passed by the authority below and whereby he has been directed to be evicted from the demised premises described as House No.26, Street No.5, Ferozepur Cantt. on the ground of bona fide 'personal necessity' vide order dated 07.04.2017 passed by the Rent Controller, Ferozepur and the findings having been affirmed by the Appellate Authority vide order dated 04.05.2018.

2. After arguing at length and having failed to convince the Court on merits, learned counsel representing the petitioner upon instructions from Sarabjit Singh Sandhu (tenant/petitioner), who is present in Court states that he would not press the instant petition provided some reasonable time is granted to vacate the premises. Counsel submits that the tenancy had commenced more than 30 years back and as such, a reasonable time be granted to enable the petitioner/tenant to shift and to make an alternate arrangement. Counsel further submits that he would clear the arrears of rent, if any, at the rate of Rs.400/-per month and would also be willing to pay a future rent at the rate of Rs.2000/-per month for the time that may be

granted by this Court.

3. In the considered view of this Court, the prayer made by the petitioner/tenant is just and reasonable. Even, Mr. G.L. Bajaj, Advocate representing the landlord (respondents/caveators) does not oppose the prayer and submissions advanced on behalf of the tenant.

4. In view of the above, the instant petition is dismissed as not pressed. 15 months time commencing w.e.f. 01.08.2018 is granted to the petitioner/tenant for making alternate arrangement and to vacate the demised premises subject to his furnishing an undertaking on or before 01.08.2018 before the learned Rent Controller, Ferozepur that he shall hand over actual, physical, vacant possession of the demises premises to the respondents/landlord by 31.10.2019. The undertaking shall also state that the entire arrears of rent, if any, at the agreed rate of Rs.400/- have been cleared till 31.07.2018 and the petitioner/tenant shall pay future rent at the rate of Rs.2000/- per month w.e.f. 01.08.2018 to 31.10.2019 by the 10th of each calendar month.

5. Needless to say that any violation of the aforesaid terms shall entitle the landlord to seek eviction of the tenant with police help and without resort to any other remedy besides the petitioner/tenant making himself liable for contempt proceedings.

6. Revision petition is dismissed in the aforesaid terms.

17.07.2018

harjeet

**(TEJINDER SINGH DHINDSA)
JUDGE**

i) Whether speaking/reasoned? Yes/No

ii) Whether reportable? Yes/No