

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

CR No.6380 of 2016 (O&M)

Date of Decision: 24.10.2019

Sachin Kumar

..... Petitioner

Versus

Ravinder Kumar

..... Respondent

CORAM:- HON'BLE MRS. JUSTICE LISA GILL

Present: Mr. Vaibhav Sehgal, Advocate
for Mr. L.S.Mann, Advocate
for the petitioner.

Mr. Arun Jindal, Advocate
for the respondent.

LISA GILL, J.(oral).

This revision petition has been filed by the petitioner, challenging order dated 08.07.2015, passed by the learned Rent Controller, Ludhiana as well as order dated 20.07.2016, passed by the learned Appellate Authority, Ludhiana.

After arguments were partly heard, the matter was passed over to enable learned counsel for the parties to seek instructions from their respective clients.

Learned counsel for the petitioner, on instructions from the petitioner, submits that he does not press this petition on merits. Learned counsel

for the petitioner however submits that the petitioner may be permitted to retain possession of the premises in question till 24.04.2020 to make arrangements for alternate accommodation and hand over vacant, peaceful possession of the property in question. The petitioner undertakes to clear any arrears of rent/*mesne* profit and also undertakes to regularly pay the rent/*mesne* profit for the period he retains possession of the demised premises.

Mr. Arun Jindal, Advocate, on instructions, submits that the respondent/landlord has no objection in case the petitioner is permitted to retain possession of the demised premises till 24.4.2020 provided he undertakes to hand over vacant, peaceful possession of the same on expiry of the said period and subject to deposit of arrears of rent/*mesne* profits within four weeks from today and regular deposit thereof regularly.

Keeping in view the facts and circumstances of the case and specifically the stand of the parties, this petition is dismissed as not pressed. The petitioner is, however, permitted to retain possession of the demised premises till 24.04.2020, subject to the petitioner submitting a specific and categoric undertaking before the learned Rent Controller, Ludhiana to the effect that he shall hand over vacant, peaceful possession of the demised premises to the respondent-landlord on or before 24.04.2020 and that he shall deposit arrears of rent, if any, within four weeks from today and shall continue to pay the agreed rent till 24.04.2020 by the 7th of each calendar month. This undertaking shall be submitted by the petitioner within two weeks from receipt of certified copy of this order.

It is made clear that in case, the said undertaking is not furnished by

the petitioner within a period of two weeks from the date of receipt of certified copy of this order or in case of any violation of the aforesaid terms, the respondent-landlord shall be entitled to seek eviction of the petitioner from the demised premises forthwith, with police help and without recourse to any remedy, besides, the petitioner-tenant making himself liable to contempt proceedings.

Pending applications, if any, accordingly stand disposed of.

24.10.2019

s.khan

(Lisa Gill)

Judge

Whether speaking/reasoned:	Yes/No
Whether reportable:	Yes/No