

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

CR No.1196 of 2019 (O&M)

Date of Decision : 25.02.2019

Ram Kumar

.....Petitioner

Versus

Surender Kumar Sanghi

.....Respondent

CORAM : HON'BLE MR. JUSTICE SUDIP AHLUWALIA

Present : Mr. Bhunesh Lakhera, Advocate
for the petitioner.

SUDIP AHLUWALIA, J. (ORAL)

CM No.4136-CII of 2019

Allowed as prayed for.

CR No.1196 of 2019 (O&M)

This Revision Petition is directed against the judgment of the Ld. Appellate Authority, Narnaul passed in Rent Appeal No.6 of 2018 dated 2nd January, 2019, vide which the earlier judgment of the Rent Controller, Narnaul in Rent Petition No.18 of 2016/2017, whereby eviction of the present petitioner/tenant was ordered on the ground of *bona fide* reasonable requirement of the demised premises, was upheld.

2. The Court has perused both the judgments. There are concurrent findings of fact in favour of the landlord to the effect that the demised premises is required by him *bona fide*, for professional utilization by his son, who is a practicing advocate.

3. Admittedly, there was no concealment of any accommodation already available to the respondent/landlord in the Eviction Petition. This Court is also in agreement with the observations of the Ld. Courts below to the effect that merely because the landlord's son is presently based in Chandigarh, having been appointed as a Deputy Advocate General on behalf of the State, would not *ipso facto* mean that the demised premises is not required by him for personal use and occupation since first of all admittedly the said appointment is not permanent in nature, and in any case there is no unqualified bar to the landlord's son for engaging in private practice being otherwise an enrolled Advocate.

4. No merits.

5. Dismissed.

6. In the interest of justice, however, considering the old age of the petitioner, he is granted time till the 30th of June, 2019 to peacefully vacate the demised premises and deliver its vacant possession to the landlord/respondent, and any coercive proceedings against the petitioner, if already pending, shall remain stayed till then, after which, this order shall automatically vacate.

February 25, 2019

Dpr

(SUDIP AHLUWALIA)
JUDGE

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