

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

Civil Revision No. 2142 of 2019 (O&M)

Date of decision : November 21, 2019

Jagdeep Dass

.....Petitioner

Versus

Mohan Lal Verma

....Respondent

CORAM:- HON'BLE MRS. JUSTICE LISA GILL

Present: Mr. Mohd. Yousaf, Advocate
for the petitioner.

Mr. Gursimranjit Singh, Advocate
for the caveator/respondent.

LISA GILL, J.

This petition has been filed challenging judgment dated 08.11.2017 passed by the learned Rent Controller, Malerkotla as well as judgment dated 18.12.2018 passed by the learned Appellate authority, Sangrur.

Learned counsel for the petitioner, on instructions 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 31.05.2020 to make arrangements for alternate accommodation and hand over vacant, peaceful possession of the property in question.

The respondent duly identified by his counsel is present in Court.

It is agreed between the parties that the petitioner shall be permitted to retain possession of the demised premises till 31.05.2020 and shall clear the arrears of rent at the rate of ₹500/- per month within four

weeks from today. The petitioner, however, undertakes to regularly pay the complete rent/*mesne* profit for the period he retains possession of the demised premises.

Mr. Gursimranjit Singh, Advocate, on instructions, submits that the respondent has no objection in case the petitioner is permitted to retain possession of the demised premises till 31.05.2020 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 at the rate of ₹500/- per month within four weeks from today besides regular deposit thereof till 31.05.2020.

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 31.05.2020, subject to the petitioner submitting a specific and categorical undertaking before the learned Rent Controller, Malerkotla to the effect that he shall hand over vacant, peaceful possession of the demised premises to the respondent-landlord on or before 31.05.2020. Furthermore, he shall deposit arrears of rent, if any, within four weeks from today and shall continue to pay the agreed rent till 31.05.2020 by the 7th of each calendar month. This undertaking shall be submitted by the petitioner within one week 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 one week 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.

November 21, 2019
rts

(Lisa Gill)
Judge

Whether speaking/reasoned : Yes/No

Whether reportable : Yes/No