

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

CR No.4591 of 2019 (O&M)

Date of Decision: 30.10.2019

Neelam Rani

..... Petitioner

Versus

Ram Rattan Bhardwaj

..... Respondent

CORAM:- HON'BLE MRS. JUSTICE LISA GILL

Present: Mr. Saurabh Arora, Advocate
for the petitioner.

Mr. Gitish Bhardwaj, Advocate
for the respondent.

LISA GILL, J.(oral).

This revision petition has been filed by the petitioner-tenant, challenging order dated 04.04.2019, passed by the learned Appellate Authority, Fatehgarh Sahib, whereby order dated 30.12.2018, passed by the learned Rent Controller, Fatehgarh Sahib, has been reversed and petition under Section 13 of the East Punjab Urban Rent Restriction Act, filed by the respondent-landlord has been allowed.

Parties, duly identified by their counsel are present in Court today.

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

reasonable time is sought to make alternate arrangements. Learned counsel for the petitioner further submits that the petitioner may be permitted to retain possession of the premises in question till 15.05.2020 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. Gitish Bhardwaj, 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 15.05.2020 provided he undertakes to hand over vacant, peaceful possession of the same on expiry of the said period and subject to deposit of rent/*mesne* profits within four weeks from today besides regular deposit thereof till 15.05.2020.

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 15.05.2020, subject to the petitioner submitting a specific and categorical undertaking before the learned Rent Controller, Fatehgarh Sahib to the effect that she shall hand over vacant, peaceful possession of the demised premises to the respondent-landlord on or before 15.05.2020. Furthermore, she shall deposit arrears of rent, if any, within four weeks from today and shall continue to pay the agreed rent till 15.05.2020 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 herself liable to contempt proceedings.

Pending applications, if any, accordingly stand disposed of.

30.10.2019
s.khan

(Lisa Gill)
Judge

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