

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

CR No.6292 of 2019(O&M)

Date of decision: 02.12.2019

Manjit Singh Bhatia

... Petitioner

Versus

Manjit Handa

... Respondent

CORAM: HON'BLE MR. JUSTICE ARUN PALLI

Present: Mr. Amandeep Singh Manaise, Advocate for the petitioner.
Mr. Rohit Ahuja, Advocate, for the respondent.

ARUN PALLI J. (Oral)

The order of ejectment dated 23.10.2017 was passed against the petitioner by the Rent Controller, Kapurthala. The appeal against the said order was dismissed by the appellate authority on 22.07.2019, and that is how the petitioner is in revision before this Court.

While issuing notice of motion on 03.10.2019, this Court had passed the following order:

**“Present: Mr. A.S. Manaise, Advocate,
for the petitioner.**

After arguing this case for some time, learned counsel for the petitioner confines his prayer for grant of reasonable time to the petitioner for vacating the premises in question after paying entire arrears of rent till date.

Notice of motion for 17.10.2019, only for the aforesaid purpose.

Dasti as well.”

Mr. Rohit Ahuja, Advocate, has caused appearance on behalf of the respondent, and in response to the order referred to above, he submits that let the petitioner be afforded a reasonable time to vacate the demised premises, but he must clear the arrears of rent and shall continue to pay the admitted rent till the time he occupies the demised premises.

In the wake of the above, the revision petition is disposed of in the following terms:

- i) Petitioner-tenant shall continue to occupy the demised premises for a period of three months from today i.e. upto 01.03.2020;
- ii) Petitioner-tenant shall clear arrears of rent, if any, within a period of one week from today and deposit the requisite amount with the executing court, which shall be disbursed to the landlord-respondent;
- iii) Petitioner shall continue to deposit the admitted/agreed rent by 7th of every month till 01.03.2020 or till he occupies the demised premises;
- iv) Petitioner shall defray all the water/electricity charges for the period he would occupy the demised premises;
- v) Petitioner shall vacate the demised premises and hand-over its actual physical and vacant possession, free from all encumbrances to the respondent-landlord, on or before the stipulated date i.e. 01.03.2020;
- vi) In the event of even a single default either in depositing the arrears or in payment of rent, this arrangement shall stand vacated and the respondent-landlord shall be at liberty to execute the order of eviction forthwith and obtain possession; and

vii) Parties shall furnish their respective affidavit before the
executing court in the above terms within a week from today.

(Arun Palli)
Judge

December 2, 2019
Rajan

Whether speaking / reasoned:	YES
Whether Reportable:	NO