

CR No. 7126 of 2019 (O&M)

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

CR No. 7126 of 2019 (O&M)

Date of Decision: December 03, 2019

Mohan Lal

..... Petitioner(s)

Versus

Harjeet Singh and another

..... Respondent(s)

CORAM:- HON'BLE MRS. JUSTICE LISA GILL

Present: Mrs. Jigyasa Tanwar, Advocate
for the petitioner.

Mr. Vishal Aggarwal, Advocate
for the respondents.

LISA GILL, J.(oral)

This revision petition has been filed challenging orders dated 21.11.2018 and 16.08.2019, passed by the learned Rent Controller, Ludhiana and the learned Appellate Authority, Ludhiana, respectively, whereby petition under Section 13 of the East Punjab Urban Rent Restriction Act, 1949, filed by the respondents-landlords has been allowed and ejection of the petitioner has been ordered.

Learned counsel for the petitioner, on instructions from the petitioner, submits that he does not press this petition on merits, however, the petitioner may be permitted to retain possession of the premises in question till 30.06.2020 to make arrangements for alternate accommodation and hand over vacant, peaceful possession of the property in question. The

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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.

Learned counsel for the respondents/landlords, on instructions from the respondents, submits that the respondents/landlords have no objection in case the petitioner is permitted to retain possession of the demised premises till 30.06.2020 provided he undertakes to hand over vacant, peaceful possession of the same on expiry of the said period and clear any arrears of rent/mesne profit and also regularly pay the rent/mesne profit for the period he retains possession of the demised premises.

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 30.06.2020, subject to the petitioner submitting a specific and categorical undertaking before the learned Rent Controller, Ludhiana to the effect that he shall hand over vacant, peaceful possession of the demised premises to the respondents-landlords on or before 30.06.2020. Furthermore, he shall deposit arrears of rent/mesne profits, if any within four weeks from today and shall continue to pay/deposit the agreed rent/mesne profits till 30.06.2020 by the 10th of each calendar month. This undertaking shall be submitted by the petitioner within one week from receipt of certified copy of this order.

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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 respondents-landlords 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 themselves liable to contempt proceedings.

December 03, 2019

Sunil

**(Lisa Gill)
Judge**

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