

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

CR No.7436 of 2019 (O&M)

Date of Decision: 25.11.2019

Parminder Singh

..... Petitioner

Versus

Gurinderpal Singh

..... Respondent

CORAM:- HON'BLE MRS. JUSTICE LISA GILL

Present: Mr. Onkar Rai, Advocate
for the petitioner.

Mr. Ravi Chadda, Advocate
for the respondent.

LISA GILL, J.(oral).

This revision petition has been filed by the petitioner, challenging order dated 11.12.2018, passed by the learned Rent Controller, Ludhiana as well as order dated 11.09.2019, passed by the learned Appellate Authority, Ludhiana.

Learned counsel for the petitioner after arguing the matter for some time, on instructions from the petitioner, 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 31.03.2020 to make arrangements for alternate accommodation and hand over vacant, peaceful possession of the property in question.

At this stage, Mr. Ravi Chadda, Advocate, appears on behalf of the respondent. Power of attorney filed in Court today is taken on record subject to just exceptions.

Mr. Ravi Chadda, 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 31.03.2020 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 for the month of November 2019 besides regular deposit thereof till 31.03.2020. It is agreed between the parties that the respondent-landlord shall waive of the arrears of rent till 01.11.2019. The petitioner undertakes to regularly deposit rent/*mesne* profit, if any, w.e.f., 01.11.2019, till the time he retains the possession of the demised premises i.e., 31.03.2020. The rent/*mesne* profits for the month of November shall be deposited within one week of receipt of certified copy of this order.

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 31.03.2020, subject to the petitioner submitting a specific and categoric undertaking before the learned Rent Controller, Ludhiana to the effect that he shall hand over vacant, peaceful possession of the demised premises to the respondent-landlord on or before 31.03.2020. Furthermore, he shall deposit the rent for the month of November 2019 along with the undertaking and shall continue to pay the agreed rent till 31.03.2020 by the 7th of each calender 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.

Pending applications, if any, accordingly stand disposed of.

25.11.2019

s.khan

(Lisa Gill)

Judge

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