

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

279

CR No.118 of 2020 (O&M)
Date of decision : 27.02.2020.

Ashok Kumar

... Petitioner

Versus

Manjit Kaur Mann

.. Respondent

CORAM :HON'BLE MR.JUSTICE ANUPINDER SINGH GREWAL

Present:- Ms. Jasneet Kaur, Advocate for
Mr. L.M. Gulati, Advocate for the petitioner.

Mr. Bikramjit Singh, Advocate for the respondent.

Anupinder Singh Grewal, J. (Oral)

The petitioner/tenant has challenged the order dated 02.12.2019 passed by the Rent Controller whereby the eviction petition preferred by the respondent/landlord was allowed and grant of leave to defend to the petitioner was dismissed.

Notice had been issued to the respondent on 28.01.2020 to the extent of grant of reasonable time to vacate the demised premises.

Learned counsel appearing for the petitioner states that the petitioner undertakes that he shall hand over the vacant possession of the premises on or before 31.03.2021. He shall also pay the mesne profits within a period of four months before the Rent Controller from now and shall also file an undertaking to this effect within a period of fifteen days. She also contends that the petitioner himself is not present in Court as he is 68 years of age but his son, namely, Dinesh Arora, is present.

Learned counsel for the respondent contends that he has no objection if the petitioner hands over vacant possession of the demised premises on or before 31.03.2021, provided he clears the arrears of rent within a period of four months from now.

In view of the above, thirteen months' time is granted to the petitioner/tenant for making alternate arrangements, subject to his furnishing an undertaking within a period of 15 days before the learned Rent Controller, that actual, physical, vacant possession of the demised premises would be handed over to the respondent/landlord by 31.03.2021. The undertaking shall also state that the entire arrears of mesne profits shall be cleared within a period of four months from now. He shall also pay the mesne profits by 7th of every month in future.

Needless to say that any violation of the aforesaid terms shall entitle the landlord to seek the eviction of the demised premises forthwith with police help, if necessary and without recourse to any remedy besides the petitioner/tenant making himself liable to contempt proceedings.

Petition is disposed of in the aforesaid terms.

Pending application(s), if any, shall also stand disposed of.

(ANUPINDER SINGH GREWAL)
JUDGE

February 27, 2020
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Whether speaking/reasoned	:	Yes/No
Whether Reportable	:	Yes/No