

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

270

CR No.992 of 2020 (O&M)
Date of decision : 28.02.2020.

Pawan Kumar Jain (through LR Sainyam Jain)

... Petitioner

Versus

Anita Jain

.. Respondent

CORAM :HON'BLE MR.JUSTICE ANUPINDER SINGH GREWAL

Present:- Ms. Anita Sharma, Advocate for the petitioner.

Mr. Narender Pal Bhardwaj, Advocate for the respondent.

Anupinder Singh Grewal, J. (Oral)

Learned counsel for the petitioner contends that she is confining the prayer in this petition to grant of reasonable time to the petitioner to vacate the demised premises which comprises an area of about 42 square feet and is being used for selling eatables. She further contends that the petitioner does not have any other shop and needs some reasonable time to make alternate arrangements. She has received instructions from the petitioner, who is present in Court, that he undertakes to hand over the vacant possession of the premises on or before 31.05.2021. He shall also pay the arrears of rent within a period of two months before the Rent Controller and shall also file an undertaking to this effect within a period of fifteen days.

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 31.05.2021, provided he clears the arrears of rent.

In view of the above, fifteen 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 31.05.2021. The undertaking shall also state that the entire arrears of rent shall be cleared within a period of two months from now. He shall also pay the rent 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 28, 2020
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Whether speaking/reasoned	:	Yes/No
Whether Reportable	:	Yes/No