

**IN THE HIGH COURT OF PUNJAB AND HARYANAAT
CHANDIGARH**

Civil Revision No. 154 of 2015(O&M)

Date of Decision: August 05 , 2021.

Shyam Sunder Gupta

..... PETITIONER (s)

Versus

S. Puran Singh

..... RESPONDENT (s)

CORAM:- HON'BLE MRS.JUSTICE LISA GILL

Present: Mr. Rajeev Gupta, Advocate
for the petitioner.

Mr. Divanshu Jain, Advocate
for the respondent.

1. Whether reporters of local papers may be allowed to see the judgment?
2. To be referred to the reporters or not?
3. Whether the judgment should be reported in the digest?

LISA GILL, J.

This matter is being taken up for hearing through video conferencing due to outbreak of the pandemic, COVID-19.

Challenge in this revision petition is to order dated 09.12.2014 passed by the learned Rent Controller, Chandigarh dismissing the petitioner's application for leave to contest/defend while allowing the ejectment petition of respondent-landlord filed under Section 13B of the East Punjab Urban Rent Restriction Act, 1949.

Learned counsel for the parties submit that during pendency of this revision petition, matter has been amicably resolved between the parties. It is

agreed that vacant, peaceful possession of the demised premises shall be handed over by the petitioner to respondent-landlord on or before 31.01.2022. It is further agreed that admitted rent at the rate of ₹4,400/- per month shall be paid regularly by the petitioner for this period and the petitioner undertakes to clear the arrears of the admitted rent, if any, on or before 31.01.2022. It is also agreed that the security would be refunded by the respondent-landlord after making necessary deductions on account of electricity, water charges or any arrears which may have been left to be deposited.

Learned counsel for the respondent-landlord submits that he has no objection to the petitioner retaining possession of the premises till 31.01.2022 in view of the settlement arrived at between the parties as above.

Keeping in view the facts and circumstances of the case as well as the specific stand of both the parties, this petition is dismissed as not pressed. However, the petitioner is entitled to retain possession of the demised premises till 31.01.2022, subject to his furnishing a specific undertaking within four weeks to the effect that he shall handover vacant, peaceful possession of the property in question to the respondent-landlord on or before 31.01.2022 and shall deposit the admitted rent at the rate of ₹4,400/- per month for this period, in view of the settlement arrived at between the parties and he shall also clear the arrears of admitted rent, if any, on or before 31.01.2022.

It is made clear that in case the said undertaking by way of an affidavit is not filed by the petitioner in this petition, within a period of four weeks 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.

August 05 , 2021.
'om'

(**LISA GILL**)
JUDGE

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