

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

CR No.1338 of 2022 (O&M)
Date of decision: 29th September, 2022

Arshi Baljit Singh

... Petitioner

Versus

Narinder Pal & others

... Respondents

CORAM: HON'BLE MRS. JUSTICE MANJARI NEHRU KAUL

Present: Mr. Harish Goyal, Advocate for the petitioner.

MANJARI NEHRU KAUL, J. (ORAL)

The petitioner-tenant by filing present petition is impugning the order of reversal dated 21.12.2021, passed by the learned Appellate Authority, Patiala whereby the appeal of the respondents-landlords was allowed and order dated 10.01.2019 passed by the learned Rent Controller, Nabha was set aside. The petitioner-tenant was ordered to hand over vacant possession of the shop in question to the landlords within a period of two months.

Learned counsel for the petitioner, after arguing for some time, prays for a reasonable time to vacate the demised premises so that they can arrange for an alternate accommodation in the meantime. In the wake of the prayer made by learned counsel and without issuing any notice to the respondents, to avert any further delay and expenses

that they may have to incur to defend these proceedings, the revision petition is disposed of in the following terms:

- (i) The petitioner-tenant shall continue to occupy the demised premises for a period of six months from today upto 28.03.2023;
- (ii) The petitioner-tenant shall clear all arrears of rent, if any, within a week from today and shall continue to deposit the agreed rent by 7th of every month till 28.03.2023, or till he remains in occupation of the premises;
- (iii) The petitioner-tenant shall clear all pending electricity and water bills, if any, within two weeks from today, and shall continue to pay those charges till 28.03.2023, or till he vacates the premises;
- (iv) The petitioner-tenant shall vacate and hand over the actual physical possession of the demised premises, free from all encumbrances, to the respondents/ landlords on or before 28.03.2023;
- (v) The petitioner-tenant shall furnish an affidavit in the above terms before the Executing Court/Trial Court within two weeks from today, failing which the arrangement set out in this order shall stand vacated

and the respondents shall be at liberty to execute the order of ejectment forthwith;

- (vi) In the event of even a single default, this arrangement shall stand vacated and the respondents shall be free to execute the order of ejectment forthwith and obtain possession and appropriate proceedings for breach of this arrangement shall also be initiated against the petitioner.

(MANJARI NEHRU KAUL)
JUDGE

September 29, 2022
rps

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