

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

113

**CR-1265-2022 (O&M)**  
**Date of decision: 08.09.2022**

**BHUPINDER KAUR**

....Petitioner

**Versus**

**AJIT SINGH DHILLON**

...Respondent(s)

**CORAM: HON'BLE MRS. JUSTICE MANJARI NEHRU KAUL**

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Present : Mr. Shivam Grover, Advocate  
for the petitioner.

Mr. Sham Lal Bhalla, Advocate  
for the respondent.

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**MANJARI NEHRU KAUL. J. (ORAL)**

The petitioner-tenant by filing present petition is impugning the order dated 23.08.2019, passed by the Rent Controller, Ludhiana vide which he was ordered to hand over the vacant possession of the portion shown as red in the site plan of property House No.255 measuring 200 sq. yds. Gali No.5, Nirmal Nagar, Dugri, Ludhiana as fully detailed in the head note of the eviction petition within 03 months and order dated 27.09.2021 passed by the Appellate Authority, Ludhiana whereby his appeal preferred against the order dated 23.08.2019 was dismissed.

Learned counsel for the petitioner, after arguing for some time, prays for a reasonable time to vacate the demised premises so that he can arrange for an alternate accommodation in the meantime.

Learned counsel for the respondent does not oppose the prayer of the learned counsel for the petitioner, if petitioner is ready to vacate the demised premises within a reasonable time.

Accordingly, 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 09 months from today upto 09.06.2023;
- (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 09.06.2023, 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 09.06.2023, 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 respondent/landlord on or before 09.06.2023;
- (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 respondent 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 respondent 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 08, 2022**

*S.Sharma(syr)*

|                                  |   |               |
|----------------------------------|---|---------------|
| <i>Whether speaking/reasoned</i> | : | <i>Yes/No</i> |
| <i>Whether reportable</i>        | : | <i>Yes/No</i> |