

**140 IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHAHDIGARH**

CR-989-2022 (O&M)

Date of decision: 21.03.2022

Dharminder Chopra & another

.... Petitioners

Versus

Harpreet Singh

.... Respondent

CORAM: HON'BLE MRS. JUSTICE MANJARI NEHRU KAUL

Present: Mr. B.D.Sharma, Advocate
for the petitioners.

Manjari Nehru Kaul, J. (Oral)

The petitioners by filing present petition is impugning the order dated 31.08.2021 passed by the Rent Controller, Ludhiana vide which the petitioners-tenants were directed to vacate and hand over the demised premises to the respondent within a period of two calendar months from the date of order under Section 13 of Haryana Urban (Control of Rent and Eviction) Act, 1973.

Learned counsel for the petitioners after arguing for sometime prays for a reasonable time to vacate the demised premises so that they can arrange for an alternate shop in the meantime.

In the wake of the prayer made by learned counsel and without issuing any notice to the respondent, to avoid any further delay and expenses that he may have to incur to defend these proceedings, the revision petition is disposed of in the following terms:

- (i) The petitioners-tenants shall continue to occupy the demised premises for a period of nine months from today upto 21.12.2022;
- (ii) Petitioners-tenants 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 21.12.2022, or till they remain in occupation of the premises;

- (iii) Petitioners-tenants shall clear all pending electricity and water bills, if any, within two weeks from today, and shall continue to pay those charges till 21.12.2022, or till they vacate the premises;
- (iv) Petitioners shall vacate and hand over the actual physical possession of the demised premises, free from all encumbrances, to the respondent/landlord on 21.12.2022;
- (v) Petitioners shall furnish an affidavit in the above terms before this Court within a week from today and a copy thereof shall also be submitted before the Executing Court within a week thereafter, 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 petitioners.

21.03.2022
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(MANJARI NEHRU KAUL)
JUDGE

Whether speaking/non-speaking?
Whether reportable?

Yes/No
Yes/No