

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

Sr. No.113

CR-1659-2020 (O&M)

Date of Decision: 02.02.2022

BALBIR RAM

...Petitioner

VERSUS

HARNEK SINGH AND ANOTHER

...Respondents

CORAM: HON'BLE MRS. JUSTICE ARCHANA PURI

Present: Mr. Vijay Lath, Advocate,
for the applicants/respondents.

Mr. Maninder Singh Saini, Advocate,
for the non-applicant/petitioner.

ARCHANA PURI, J.

The matter has been taken up through video conferencing in the
light of COVID-19 pandemic.

CM-14517-CII-2021

Present application has been filed for preponement of the date
of hearing of the main revision petition, which is stated to be fixed for
hearing on 16.05.2022.

In view of the averments made in the application, same is
allowed and the main revision petition is taken up for hearing today.

CM-14520-CII-2021 IN/AND CR-1659-2020

Present application was filed by the landlord. It is pertinent to
mention that this application was filed only in the background of notice
having been issued to the respondent at the time of admission, only for the
limited extent for the purpose to vacate the premises by grant of reasonable
time to make alternative arrangements.

When the notice of the application was given, learned counsel
for the petitioner had made appearance and had sought adjournment to seek
instructions from the petitioner. Now, he submits that the petitioner is ready

to vacate the premises, within a period of 4 months, as agreed by the landlord. Also, learned counsel for the landlord has stated that he has no objection if 4 months' time is given to the petitioner/tenant to vacate the premises. Further also, he has brought to the notice of the Court that outstanding rent to the extent of Rs.25,000/-, at the rate of Rs.3600/- per year is due w.e.f. March, 2015 till date. However, out of this amount, he has no objection if the petitioner/tenant is ordered to pay the lumpsum amount of Rs.20,000/- in three monthly installments. The same is agreeable by learned counsel for the tenant also, on instructions from the tenant.

In view of the same, the revision, as such, is hereby accepted and the petitioner/tenant is hereby directed to vacate the premises on or before 02.06.2022 and tenant shall pay lump sum amount of Rs.20,000/- as arrears of rent, in three monthly installments. First two installments shall be to the extent of Rs.7,000/- each and residue Rs.6000/- shall be paid as third installment. Any amount , if has been paid as rent after the period of March 2015, shall be adjusted in the last installment.

In case of any default on the part of the tenant, either to make the payment of installments, so agreed, or vacation of the demised premises, within a given time frame, the landlord shall be at liberty to seek possession of demised premises, by way of filing of an execution of the present order.

(ARCHANA PURI)
JUDGE

02.02.2022

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Whether speaking/reasoned
Whether reportable

Yes
Yes/No