

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

126

CR-1116-2022 (O&M)
Date of decision: 25.05.2022

Hari Ram

.....Petitioner

Versus

Kalu Ram

.....Respondent

CORAM: HON'BLE MRS. JUSTICE MANJARI NEHRU KAUL

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

MANJARI NEHRU KAUL, J. (ORAL)

The petitioner-tenant by filing present petition is impugning the order dated 29.07.2016, passed by the Rent Controller, Sirsa vide which he was directed to vacate the demised premises on the ground of non-payment of arrears of rent, personal necessity and nuisance to respondent-landlord, within three months, and order dated 25.02.2022 of the Appellate Authority, Sirsa dismissing his appeal preferred against the order dated 29.07.2016.

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.

In the wake of the prayer made by learned counsel and without issuing any notice to the respondent, to avert 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 petitioner-tenant shall continue to occupy the demised premises for a period of six months from today upto 25.11.2022;

- (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 25.11.2022, 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 25.11.2022, 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 25.11.2022;
- (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.

25.05.2022

Vinay

(MANJARI NEHRU KAUL)
JUDGE

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