

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

209

CR-1861-2022 (O&M)
Date of decision: 14.09.2022

NAVEEN KUMAR AND ANR

....Petitioners

Versus

INDERPAL SINGH AND ORS

...Respondents

CORAM: HON'BLE MRS. JUSTICE MANJARI NEHRU KAUL

Present : Mr. Himanshu Arora, Advocate
for the petitioners.

Mr. Abhilaksh Grover, Advocate
for respondent No.1.

MANJARI NEHRU KAUL. J. (ORAL)

The petitioners-tenants by filing present petition is impugning the order dated 13.12.2021, passed by the Appellate Authority, Gurugram, whereby the order dated 04.04.2016 passed by the Rent Controller, Gurugram has been set aside and eviction of petitioners has been ordered under Section 13 of the Haryana Urban (Control of Rent & Eviction) Act, 1973.

Learned counsel for the petitioners, 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 respondent No.1 submits that he is ready to give a reasonable time to vacate the shop in question provided that market rate of rent is paid.

In the wake of the prayer made by learned counsel for the petitioners and consent given by the learned counsel for respondent No.1, the revision petition is disposed of in the following terms:

- (i) The petitioners-tenants shall continue to occupy the demised premises upto 31.01.2024;

- (ii) The 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 31.01.2024, or till they remain in occupation of the premises;
- (iii) The 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 31.01.2024, or till they vacate the premises;
- (iv) The petitioners-tenants shall vacate and hand over the actual physical possession of the demised premises, free from all encumbrances, to the respondent/landlord on or before 31.01.2024;
- (v) The petitioners-tenants 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 petitioners.

(MANJARI NEHRU KAUL)
JUDGE

September 14, 2022

S.Sharma(syr)

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