

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

CR-3567-2022 (O&M)

Date of decision: 02.09.2022

Surinderjit Singh and another

...Petitioners

Versus

Jasber Singh and another

..Respondents

CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL

Present: Mr. D.V.Sharma, Sr. Advocate with
Mr. Tushar Sharma, Advocate for the petitioners
Mr.Sumeet Goel, Sr. Advocate with
Mr. Rahul Mangla and
Mr. Aarush Neeraj Vaid, Advocates for the respondents

ANIL KSHETARPAL, J (Oral)

The petitioners are the tenants. Their application for leave to contest the petition filed under Section 13-B of the East Punjab Urban Rent Restriction Act, 1949, has been dismissed by the Rent Controller. The respondents are Non Resident Indians.

After arguing for some time, learned counsel representing the parties have come to a consensus. It has been agreed that the petitioners (tenants) will be granted two years time to handover the physical vacant possession of the tenanted premises to the respondents (landlords). The petitioners shall pay mense profits for use and occupation of the premises at the rate of Rs.20,000/- per month from today till handing over vacant possession of the tenanted premises.

Keeping in view the aforesaid facts, the present petition is disposed of subject to the following conditions:-

1. The tenants shall file an undertaking before the Rent Controller to the effect that they will hand over the vacant physical possession

of the tenanted premises to the landlords on or before 31.08.2024.

2. The tenants shall pay the entire arrears of rent, if any, to the landlord within a period of one month, from today. They shall also be liable to deposit Rs.20,000/-by 7th of each calendar month, either before the Ld. Rent Controller or in the Bank account of the landlords.

3. The tenants shall be liable to file an undertaking to this effect before the Ld. Rent Controller within a period of 7 days from the date of receipt of a certified copy of the order.

4. The tenants would also file an affidavit that they shall not transfer the possession of the tenanted premises to someone else.

All the pending miscellaneous applications, if any, are also disposed of.

02.09.2022

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Whether speaking/reasoned : Yes/No

Whether reportable : Yes/No

(ANIL KSHETARPAL)
JUDGE