

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

CR No.3528 of 2022 (O&M)

Date of decision: 31.08.2022

Ram Kumar @ Ram Kumar Goyal

..... Petitioner

versus

Amit Jain

..... Respondent

CORAM: HON'BLE MR. JUSTICE TRIBHUVAN DAHIYA

Present: Mr. Ankur Bali, Advocate
for the petitioner.

TRIBHUVAN DAHIYA J. (ORAL)

This is a revision petition filed against the order of the Rent Controller dated 01.08.2022 as well as order dated 24.08.2022 passed in appeal under Section 15(1) of the East Punjab Urban Rent Restriction Act, 1974, by the Additional District Judge-cum-Appellate Authority, Chandigarh against provisional assessment of rent of the demised premises.

2. The lease deed dated 08.07.2016 (Annexure P-3) has been placed on record. Clause 18 thereof reads, “if the new lease deed is not executed on the expiry of this lease deed then the rent shall increase by one and half times of the last rent paid at the time of expiry of lease deed”. It is not disputed that no new lease deed was executed between the parties after this lease deed, and the rent has been provisionally assessed on that basis as Rs.1,43,535/- per month by the Rent Controller, appeal against the same was dismissed by order dated 24.08.2022.

There is no ground to interfere in the impugned orders as the provisional assessment is based on the explicit clause 18 of the lease deed itself.

3. Learned counsel for the petitioner states that the date to tender the rent is tomorrow, i.e. 01.09.2022, and seeks extension of time by 04 weeks to make the payment, and undertakes to clear the entire arrears within that period.

4. The prayer is accepted and the time period to tender the rent is extended by four weeks. The petitioner is directed to deposit entire arrears by 30.09.2022 and regularly pay the provisionally assessed rent thereafter.

5. Dismissed with the aforesaid direction.

(TRIBHUVAN DAHIYA)
JUDGE

31.08.2022

rittu

Whether speaking/reasoned:

Yes/No

Whether reportable:

Yes/No