

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

341

CR-3506-2021 (O&M)
Date of decision: 17.08.2022

Nirmal Behl and othersPetitioners
Versus

Pawan Kumar Gupta and othersRespondents

CORAM: HON'BLE MRS. JUSTICE MANJARI NEHRU KAUL

Present : Mr. Shivam Grover, Advocate
for the petitioners.

Mr. Aayush Gupta, Advocate
for the respondents.

MANJARI NEHRU KAUL, J. (ORAL)

The petitioners-tenants by filing present petition are impugning the order dated 28.10.2015, passed by the Rent Controller, Ludhiana vide which they were ordered to hand over the vacant possession of the first and second floor of the demised premises within 03 months and order dated 21.09.2021 passed by the Appellate Authority, Ludhiana whereby their appeal preferred against the order dated 28.10.2015 was dismissed.

Learned counsel for the petitioners, after arguing for some time, prays for a reasonable time to vacate the demised premises so that the petitioners can arrange for an alternate accommodation in the meantime.

Learned counsel for the respondents does not oppose the prayer made by learned counsel for the petitioners.

In the wake of the prayer made by learned counsel for the petitioners, the revision petition is disposed of in the following terms:

- (i) The petitioners-tenants shall continue to occupy the demised premises for a period of one year from today

upto 17.08.2023;

- (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 17.08.2023, 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 17.08.2023, 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 respondents/landlords on or before 17.08.2023;
- (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 respondents 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 respondents 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.

17.08.2022

Vinay

(MANJARI NEHRU KAUL)
JUDGE

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