

2024:PHHC:085973



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

**CR-2591-2014 (O&M)
Decided on:-10.07.2024**

Satish Kumar

....Petitioner.

vs.

Narinder Singh

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Divanshu Jain, Advocate for the petitioner.

Mr. Akshay Chadha, Advocate,
for the respondent.

HARKESH MANUJA J. (Oral)

1. Present revision petition is directed against the eviction order dated 30.07.2013 passed by Learned Rent Controller, Ludhiana and affirmed by learned Appellate Authority, Ludhiana, vide its judgment dated 26.02.2014.

2. After arguing for sometime, learned counsel for the petitioner states that he does not press the present petition on merits, however prays that the petitioner has been earning his livelihood from the shop in question since 1967 and thus, requests for 06 months time to make arrangement of alternative accommodation for setting up of his business.

3. Learned counsel representing the respondent submits that he has no objection to the aforesaid prayer made on behalf of the petitioner.

4. In view of the above, eviction order dated 30.07.2013 passed by the Rent Controller, Ludhiana and affirmed in appeal by the Appellate

Authority, Ludhiana vide judgment dated 26.02.2014, is confirmed, however, subject to following conditions:-

- (a) The petitioner-tenant, to hand over the vacant and peaceful possession of the demised premises under his occupation to the landlord on or before 11.01.2025. As such, not only shall he clear all arrears of rent/damages/mesne profit, if any, within a period of one month from today, but also continue to pay the same till he continues to occupy the premises.
- (b) The petitioner-tenant shall not cause any damage to the property, create any encumbrance, or transfer possession, in any manner, of the demised premises.
- (c) The petitioner-tenant shall continue to use and occupy the property and enjoy the same strictly in terms of the municipal by-laws. No further construction, more so unauthorized in nature, shall be carried out by them.
- (d) Before handing over the possession of the demised premises, the petitioner-tenant shall clear all statutory dues.
- (e) In the event the petitioner violating any of these terms, it shall be open to the landlord(s) to initiate the proceedings for obtaining possession in terms of the order of ejectment and also initiate proceedings for contempt, if so advised.
- (f) All pending litigation(s), if any, *inter se* the parties in relation to the demised premises shall stand closed.
- (g) The tenant shall file an undertaking before this Court agreeing to the aforesaid terms, within a period of two weeks from today.

5. Failure of the petitioner to comply with either of the conditions would entitle the respondent/landlord to execute the eviction order forthwith.
6. Pending application(s), if any, shall also stand disposed of.

10.07.2024
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(HARKESH MANUJA)
JUDGE

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