

2024:PHHC:096355



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

**CR-3791-2024 (O&M)
Decided on:-30.07.2024**

Sangeeta Rani

....Petitioner.

vs.

Rajesh Rajput

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Abhivadya Sood, Advocate,
for the petitioner.

HARKESH MANUJA J. (Oral)

1. Present revision petition is directed against the eviction order dated 04.07.2019 passed by Learned Rent Controller, Hoshiarpur and affirmed by learned Appellate Authority, Hoshiarpur, vide its judgment dated 05.02.2024.

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 her livelihood from the shop in question since 1987 and thus, requests for 06 months time to make arrangement of alternative accommodation for setting up of her business.

3. In view of the above, eviction order dated 04.07.2019 passed by the Rent Controller, Hoshiarpur and affirmed in appeal by the Appellate Authority, Hoshiarpur vide judgment dated 05.02.2024, is confirmed,

however, subject to following conditions:-

- (a) The petitioner-tenant, to hand over the vacant and peaceful possession of the demised premises under her occupation to the landlord on or before 31.01.2025. As such, not only shall she 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 she 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 her.
- (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 the trial Court agreeing to the aforesaid terms, within a period of two weeks from today.

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

30.07.2024

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Whether speaking/reasoned:

Whether reportable:

(HARKESH MANUJA)

JUDGE

Yes/No

Yes/ No