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IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

CR-7565-2023 (O&M)
Date of Decision : 25.07.2024

Vinod Kumar Gupta ... Petitioner(s)

Versus

Neelam Jindal ... Respondent(s)

CORAM : HON'BLE MRS. JUSTICE ALKA SARIN

Present : Mr. Akhilesh Vyas, Advocate for the petitioner.

Mr. Vipul Goel, Advocate for the respondent.

ALKA SARIN, J. (Oral)

1. After arguing for some time and on realizing that this Court is not agreeing with the arguments raised by the learned counsel for the petitioner, the learned counsel on instructions from the petitioner states that since the petitioner is running a business of hosiery and readymade goods in the premises, he be granted some reasonable time to vacate the premises.
2. The learned counsel for the respondent has pointed out that no rent has been paid after 2018 and that the current market rent is Rs.25,000/- to Rs.30,000/- per month. The learned counsel for the respondent states that he has instructions that the respondent would have no objection if some time is granted to the petitioner to vacate the premises in case some reasonable amount is fixed as mesne profits for the use and occupation of the premises

for the period which is being granted to the petitioner for vacation of the premises.

3. In view of the statements made by the learned counsel for the parties, the petitioner is granted 09 months' time to vacate the premises i.e. on or before **30.04.2025** on the condition that all arrears of rent @ Rs.500/- per month, which is the agreed rate of rent, shall be cleared from 2018 till 31.07.2024. Further, from 01.08.2024, the petitioner shall pay an amount of Rs.15,000/- per month by the 7th of every month towards use and occupation of the premises till the time vacant possession is handed over to the landlord-respondent i.e. on or before **30.04.2025**. The counsel for the parties are agreeable to the above terms. Let an undertaking be filed by the petitioner before the concerned Rent Controller in terms of the order passed today within a period of 15 days from today. It is made clear that in case the undertaking is not filed as directed the present revision would be deemed to having been dismissed and the respondent would be at liberty to get the orders of the Authorities executed in accordance with law.

4. Disposed off accordingly. Pending applications, if any, also stand disposed off.

25.07.2024
Yogesh Sharma

(ALKA SARIN)
JUDGE

NOTE: Whether speaking/non-speaking: Speaking
Whether reportable: YES/NO