

2025:PHHC:152022



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

**CR-1206-2014 (O&M)
Decided on:-04.11.2025**

Sagar Mal (since deceased) thr. his LRs.

....Petitioner.

vs.

Arun Jain (Arun Kumar Jain)

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. M.S. Kathuria, Advocate,
for the petitioner.

Mr. Animesh Sharma, Advocate,
for the respondent.

HARKESH MANUJA J. (Oral)

1. Present revision petition is directed against the eviction order dated 01.05.2012 passed by Learned Rent Controller, Bhiwani and affirmed by learned Appellate Authority, Bhiwani, vide its judgment dated 03.02.2014.

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 legal representatives of petitioner have been earning their livelihood from the shop in question for the last so many years and thus, requests for 08 months time to make arrangement of alternative accommodation for setting up of their business.

3. In view of the above, eviction order dated 01.05.2012 passed by

the Rent Controller, Bhiwani and affirmed in appeal by the Appellate Authority, Bhiwani vide judgment dated 03.02.2014, is confirmed, however, subject to following conditions:-

- (a) The legal representatives of petitioner-tenant, to hand over the vacant and peaceful possession of the demised premises under their occupation to the landlord on or before 05.07.2025. As such, not only shall they 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 they continues to occupy the premises.
- (b) The legal representatives of 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 legal representatives of 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 legal representatives of petitioner-tenant shall clear all statutory dues.
- (e) In the event the legal representatives of 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 legal representatives 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.

04.11.2025
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(HARKESH MANUJA)
JUDGE

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