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

CR-4165-2011 (O&M)  
Date of decision: 25.03.2025

M/s Indian Gases and another

...Petitioners

Versus

Gian Kaur

...Respondent

**CORAM: HON'BLE MR. JUSTICE VIKAS BAHL**

Present: Mr. V. Ramswaroop, Advocate for the petitioners.

Mr. Aayush Gupta, Advocate and  
Mr. Abhishek Chaudhry, Advocate for the respondent.

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**VIKAS BAHL, J. (ORAL)**

1. Challenge in the present revision petition is to the order dated 18.05.2011 passed by the Rent Controller, vide which the petition of the respondent filed under Section 13-B of the East Punjab Urban Rent Restriction Act, 1949 had been allowed and the application filed by the petitioners under Section 18-A of the Act for grant of leave to contest had been dismissed.

2. Learned counsel for the petitioners, on instructions from his clients, has submitted that the petitioners be permitted to withdraw the present revision petition but has sought time to vacate the premises and to shift to another premises. It has been stated that the petitioners are the tenants in the premises for the last more than 25 years.

3. In view of the limited prayer made by learned counsel for the petitioners, the petitioners are permitted to withdraw the present revision petition with the following observations/directions:-



- i) The petitioners would be permitted to occupy the premises till 28.02.2026, subject to the conditions mentioned hereinafter and would vacate the premises and hand over the keys of the premises to the respondent on or before 28.02.2026.
- ii) The petitioners would pay an amount of Rs.5000/- per month from the month of March, 2025 up to the period the petitioners stay in occupation, on or before 25<sup>th</sup> of every month.
- iii) The petitioners would pay the arrears of rent, if any, within a period of two months from today.
- iv) The petitioners would file an undertaking on the said three aspects before the Executing Court within a period of one month from today with an advance copy to counsel for the landlord in the Executing Court.

4. It is made clear that in case the petitioners do not submit the said undertaking or does not comply with any of the abovesaid conditions then it would be open to the respondent to seek immediate possession of the premises in question from the petitioners by applying for police help in addition to taking recourse to other proceedings including the Contempt of Courts Act.

5. In view of what has been observed above, the present revision petition is disposed of.

6. All the pending miscellaneous applications, if any, shall stand disposed of in view of the abovesaid order.

**25.03.2025**

*Pawan*

**(VIKAS BAHL)**  
**JUDGE**

**Whether speaking/reasoned:- Yes/No**

**Whether reportable:- Yes/No**