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

CR-696-2025

Date of decision: 03.02.2025

Anju Rani

...Petitioner

Versus

Sneh Dua

...Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Ms. Pinki Mehla, Advocate for the petitioner.

Mr. Rakesh Nagpal, Advocate for the respondent.

VIKAS BAHL, J. (ORAL)

1. Challenge in the present revision petition is to the order dated 22.10.2024 passed by the Rent Controller, Kaithal, vide which the eviction petition filed by the respondent, had been allowed and the petitioner had been directed to vacate the premises within a period of 60 days. Challenge has also been made to the judgment dated 20.12.2024 passed by the Appellate Authority, Kaithal, vide which the appeal filed by the present petitioner had been dismissed and had directed the petitioner to vacate the premises.

2. Learned counsel for the petitioner has submitted that since the petitioner is a widow thus, she be granted one month's time to vacate the premises in question.

3. Learned counsel for the respondent, on the other hand, has submitted that there are arrears of rent which is due from the petitioner which the petitioner has not paid till date.

4. Learned counsel for the petitioner, in rebuttal, has submitted that the petitioner does not have necessary funds at this stage to make the payment



of the said rent/arrears of rent.

5. Learned counsel for the respondent, in rebuttal to the above aspect, has submitted that thus, right of the respondent to recover the rent be kept open.

6. Keeping in view the abovesaid facts and circumstances and the fact that the petitioner is a widow lady and also keeping in view the prayer made by learned counsel for the petitioner, the present revision petition is disposed of with the following observations/directions:-

- i) The petitioner would be permitted to occupy the premises till 03.03.2025, subject to the condition that the petitioner would vacate the premises and hand over the keys of the premises to the respondent on or before 03.03.2025.
- ii) The petitioner would submit an undertaking to the said fact before the Executing Court within a period of 10 days from today.

7. It is made clear that in case the petitioner does not submit the said undertaking before the Executing Court within a period of 10 days from today, then it would be open to the respondent to seek immediate possession of the premises in question from the petitioner by applying for police help in addition to taking recourse to other proceedings including the Contempt of Courts Act.

8. It would be open to the respondent to institute the proceedings to recover the rent and it would be open to both the parties to raise all the pleas as are available to them in the said proceedings, in accordance with law.

03.02.2025

Pawan

**(VIKAS BAHL)
JUDGE**

Whether speaking/reasoned:- Yes/No

Whether reportable:- Yes/No