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IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

(133)

CR-1574-2025

Date of decision:- 19.05.2025

Jaswant Singh

....Petitioner

Versus

Harpreet Singh

.....Respondent

CORAM : HON'BLE MR. JUSTICE VIKAS BAHL

Present:- Mr. Akash Manocha, Advocate
for the petitioner.

Mr. Aayush Gupta, Advocate
for the respondent.

VIKAS BAHL, J. (ORAL)

1. Present revision petition has been filed under Article 227 of the Constitution of India for setting aside the impugned order dated 19.02.2025 (Annexure P-6) passed by the Appellate Authority, Ludhiana.

2. On 17.03.2025, this Court was pleased to pass the following order: -

*“Present:- Mr. Akash Manocha, Advocate
for the petitioner.*

Inter alia contends that in the present case, the mesne profit has been assessed as Rs.6,500/- per month without any document much less registered document having been produced by the respondent-landlord. It is submitted that at best, the mesne profit of the premises in question would be Rs.3,000/- per month and the



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petitioner is ready to pay the said amount of Rs.3,000/- per month. It is further submitted that the petitioner would also deposit an amount of Rs.500/- per month from January, 2020 to 21.08.2024, if already not deposited, within a period of three weeks from today.

Notice of motion for 19.05.2025.

The operation of the impugned judgment shall remain stayed, subject to the following directions/observation/modification of the order dated 19.02.2025

- (i) Petitioner would deposit the arrears of rent @ Rs.500/- per month w.e.f. January, 2020 till 21.08.2024, if not already deposited, within a period of three weeks from today and on the petitioner making the said deposit before the Rent Controller, the same would be released by the Rent Controller to the respondent-landlord.*
- (ii) The mesne profit assessed as Rs.6,500/- per month is, as an interim order, modified to that of Rs.3,000/- per month, subject to the decision in the present revision petition and the petitioner would pay arrears from 21.08.2024 till today @ Rs.3,000/- per month, within a period of two months from today. The said amount of arrears would also be released to the respondent-landlord subject to the decision/adjustment after the decision in the main appeal.*
- (iii) The petitioner would continue to pay an amount of Rs.3,000/- per month to the respondent on or before 25th of every month from March, 2025.*

Liberty is granted to the petitioner to serve the respondent through dasti process as well.

It is made clear that in case the present order is not complied with, the present revision petition would be liable to be dismissed.

To be shown in the urgent list.”

3. Learned counsel for the petitioner has submitted that the petitioner has duly complied with the said order. It is further submitted that the petitioner would continue to pay an amount of Rs.3,000/- per month to the respondent on or before 25th of every month till the time of



the decision of the first appeal.

4. Learned counsel for the respondent has submitted that the respondent is a senior citizen and retired official and has prayed that the appeal, which is now listed for 15.09.2025, be decided expeditiously and in a time bound manner. It is further submitted that counsel for the respondent would be ready to argue the matter on 15.09.2025 or any other date as directed by the 1st Appellate Court.

5. Learned counsel for the petitioner has submitted that counsel for the petitioner would also be ready to argue the appeal on 15.09.2025 or any other date as directed by the 1st Appellate Court.

6. Keeping in view the above-said facts and circumstances and the fair stand taken by learned counsel for the petitioner as well as learned counsel for the respondent and with the consent of both the parties, the present revision petition is disposed of with the following directions: -

- (i) The petitioner would continue to pay an amount of Rs.3,000/- per month to the respondent on or before 25th of every month till the time the first appeal is decided by the 1st Appellate Authority.
- (ii) The 1st Appellate Authority is requested to decide the first appeal filed by the petitioner as expeditiously as possible, preferably, within a period of four months from 15.09.2025.
- (iii) Counsel for the petitioner as well as counsel for the respondent undertake to argue the said appeal on 15.09.2025 or any other date, which the 1st Appellate Authority would

direct them to argue.

7. It is made clear that this Court has not opined on the merits of the case and the 1st Appellate Authority would decide the same independently, in accordance with law.

May 19, 2025
naresh.k

(**VIKAS BAHL**)
JUDGE

Whether reasoned/speaking?	Yes/No
Whether reportable?	Yes/No