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IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH**CR-3983-2023 (O&M)****Date of Decision : 31.10.2025**

Subash Chander (since deceased) through his legal heir ... Petitioner

Versus

Raj Kumar Dhir (since deceased) through his LRs & Ors ... Respondents

CORAM : HON'BLE MRS. JUSTICE ALKA SARIN

Present : Mr. Parvinder Singh, Advocate for the petitioner.

Mr. Nitin Sansanwal, Advocate and
Mr. Namish Sodhi, Advocate for
Mr. Keshav Pratap Singh, Advocate for the respondents.

ALKA SARIN, J. (Oral)

1. Learned counsel for the parties are *ad idem* that instead of deciding the application for mesne profits, the main case itself may be heard and decided.
2. Learned counsel for the petitioner-tenant, after arguing for some time, states that the petitioner-tenant may be granted 09 months' time to vacate the demised premises and that he would hand over peaceful vacant possession of the demised premises on or before 31.07.2026. Learned counsel for the petitioner-tenant further states that the petitioner-tenant is willing to pay the market rent starting 01.11.2025 for use and occupation of the demised premises till such time he hands over peaceful vacant possession thereof.
3. Learned counsel for the respondent-landlord has pointed out that even the arrears of rent have not been cleared since April 2023.
4. Learned counsel for the petitioner-tenant assures that the arrears of rent would also be cleared, upto date, within a period of 15 days from today.

5. Learned counsel for the respondent-landlord states that in case the petitioner-tenant pays a sum of ₹35,000/- per month towards use and occupation of the demised premises starting 01.11.2025 till 31.07.2026 i.e. till such time he hands over peaceful vacant possession thereof, the respondent-landlord would have no objection if 09 months' time is granted to him to vacate the premises.

6. The statement of the petitioner-tenant, namely, Narinder Kumar, who is present in person and is identified by Mr. Parvinder Singh, Advocate and by his Aadhaar card, has been recorded separately.

7. In view of the statement of the petitioner-tenant, who is present in person and the statement made by his counsel, the present revision petition is disposed off with the direction that the petitioner-tenant shall pay the arrears of rent starting 01.04.2023 upto date within a period of 15 days from today i.e. on or before 14.11.2025. Further, the petitioner-tenant shall also handover peaceful vacant possession of the demised premises to the respondent-landlord on or before 31.07.2026. The petitioner-tenant shall also pay a sum of ₹35,000/- per month towards use and occupation of the demised premises starting 01.11.2025 to 31.07.2026 by the 7th of every month. An undertaking in this regard be furnished before the Rent Controller concerned within a period of 15 days from today. In case the arrears of rent or the amount towards use and occupation are not paid as stated above or the petitioner-tenant fails to furnish the undertaking, the present revision petition shall be deemed to having been dismissed and the respondent-landlord would be at liberty to execute the eviction order in accordance with law.

8. Disposed off in the above terms. Pending applications, if any, also stand disposed off.

31.10.2025
jk

(ALKA SARIN)
JUDGE

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