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

CR-2795-2025 (O&M)
Date of decision: 08.05.2025

Narinder Kumar

...Petitioner

Versus

Ashwani Kumar

...Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr. J.S. Moudgill, Advocate for the petitioner.

VIKAS BAHL, J. (ORAL)

1. Challenge in the present revision petition is to the judgment dated 27.11.2024 passed by the Rent Controller, vide which the petition filed under Section 13-B(2) of the East Punjab Urban Rent Restriction Act, 1949 by the respondent had been allowed and the petitioner had been evicted from the premises in question. Challenge is also to the judgment dated 18.04.2025 passed by the Appellate Authority vide which an appeal filed by the present petitioner had been dismissed.

2. Learned counsel for the petitioner, after arguing for some time and seeing that this Court is not inclined to interfere in the matter, on instructions from his clients, has submitted that the petitioner 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 petitioner is a tenant in the premises for the last more than 30 years.

3. In view of the limited prayer made by learned counsel for the petitioner, the petitioner is permitted to withdraw the present revision petition



with the following observations/directions:-

- i) The petitioner would be permitted to occupy the premises till 08.09.2025, 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 08.09.2025.
- ii) The petitioner would pay an amount of Rs.3000/- per month from the month of May, 2025 up to the period the petitioner stays in occupation, on or before 22nd of every month.
- iii) The petitioner would pay the arrears of rent, if any, within a period of two months from today.
- iv) The petitioner would file an undertaking on the said three aspects before the Executing Court within a period of three weeks from today with an advance copy to counsel for the landlord in the Executing Court.

4. It is made clear that in case the petitioner does 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 petitioner 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.

08.05.2025

Pawan

(VIKAS BAHL)
JUDGE

Whether speaking/reasoned:- Yes/No

Whether reportable:- Yes/No