

2025:PHHC:111405



CR No.4412 of 2024 (O&M)

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

130-3

**CR No.4412 of 2024 (O&M)
Date of Decision: 22.08.2025**

**SWARAN DASS (SINCE DECEASED) THROUGH HIS LRS
.....Petitioner(s)**

**Vs
KAILASH KUMARI**

....Respondent

CORAM: *HON'BLE MR. JUSTICE HARKESH MANUJA*

Present: Mr. Narinder Vadhera, Advocate
for the petitioners.

Mr. J.S. Warring, Advocate
for the respondent.

HARKESH MANUJA, J. (Oral)

CM No.6784-CII of 2025

Learned counsel for the applicant-respondent does not press the present application.

Dismissed as not pressed.

Main case

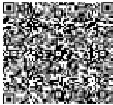
[1]. Present revision petition is directed against the eviction order dated 29.05.2019 passed by the learned Rent Controller, Jagadhri and affirmed by the Appellate Authority, Yamuna Nagar at Jagadhri, vide its judgment dated 21.03.2024.

[2]. After arguing for sometime, learned counsel for the petitioners states that he does not press the present petition on merits, however prays that the petitioners have been earning their livelihood from the shop in question and thus, requests for 04 months time to make arrangement of alternative accommodation for setting up of their business.



[3]. In view of the above, the present petition is disposed of and the eviction order dated 29.05.2019 passed by the passed by the learned Rent Controller as well as order dated 21.03.2024 passed by the Appellate Authority, Yamuna Nagar at Jagadhri are hereby confirmed, however, subject to following conditions:-

- (a) The petitioner(s)-tenant(s), to hand over the vacant and peaceful possession of the demised premises under their occupation to the landlord on or before 31.12.2025. As such, not only shall they clear all arrears of rent if any, within a period of one month from today, but also continue to pay the same till they continues to occupy the premises.
- (b) The petitioner(s)-tenant(s) shall not cause any damage to the property, create any encumbrance, or transfer possession, in any manner, of the demised premises.
- (c) The petitioner(s)-tenant(s) shall continue to use and occupy the property and enjoy the same strictly in terms of the municipal by-laws. No further construction, more so unauthorized in nature, shall be carried out by them.
- (d) Before handing over the possession of the demised premises, the petitioner(s)-tenant(s) shall clear all statutory dues.
- (e) In the event the petitioners violating any of these terms, it shall be open to the landlord(s) to initiate the proceedings for obtaining possession in terms of the order of ejectment and also initiate proceedings for contempt, if so advised.
- (f) All pending litigation(s), if any, *inter se* the parties in relation to the demised premises shall stand closed.



(g) The tenants shall file an undertaking before the Trial Court agreeing to the aforesaid terms, within a period of two weeks from today.

[4]. Failure of the petitioners to comply with either of the conditions would entitle the respondent/landlord to execute the eviction order forthwith.

[5]. Pending application(s), if any shall also stand disposed of.

August 22, 2025
Atik

(HARKESH MANUJA)
JUDGE

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