

CR-4227-2022(O&M) 1

2025:PHHC:168360



IN THE HIGH COURT OF PUNJAB & HARYANA AT
CHANDIGARH

CR-4227-2022(O&M)

Date of decision : 02.12.2025

Gulshan Bhateja

... Petitioner

Versus

Raj Rani (deceased) through her LR

... Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr. Rakshit Gupta, Advocate
for the petitioner.

Mr. Sandeep Khunger, Advocate
for the respondent.

VIKAS BAHL, J.(ORAL)

1. Challenge in the present revision petition is to the order dated 08.01.2021 passed by the Rent Controller vide which the rent petition filed by the respondent was allowed and the petitioner was directed to vacate the premises in question. Challenge is also to the order dated 04.08.2022 vide which the appellate authority had dismissed the appeal filed by the present petitioner.

2. On 28.11.2025, this Court was pleased to pass the following order:-

*“Present: Mr. Rakesh Gupta, Advocate
for the petitioner.”*



*Mr. Sandeep Khunger, Advocate
or the respondent.*

*Learned counsel for the respondent has submitted
that as per his instructions, the petitioner has vacated the
premises and has shifted to a new shop and the present
premises are lying locked.*

Adjourned to 02.12.2025.

To be taken up immediately after the urgent list.

November 28th, 2025”

3. Learned counsel for the petitioner has submitted that although the petitioner has vacated the premises in question and has shifted to new premises but there are certain articles of the petitioner lying in the shop in question and has submitted that reasonable time be granted to the petitioner to take the said articles.

4. Learned counsel for the respondent has submitted that in fact the shop in question is lying closed and the petitioner is only wanting to further delay the proceedings. It is however fairly submitted that in case time is sought, then, one last opportunity be granted to the petitioner to hand over the vacant possession to the respondent.

5. Learned counsel for the petitioner in view of the objections raised by learned counsel for the respondent has submitted that the petitioner would hand over the vacant possession of the shop in question within a period of 15 days from today i.e., on or before 17.12.2025.

6. Keeping in view the above said facts and circumstances and the fair stand taken on behalf of the petitioner as well as the respondent, the



present petition is disposed of and the impugned orders are upheld. The petitioner is granted time upto 17.12.2025 to hand over the vacant possession to the respondent. The petitioner would also clear all the arrears of rent and would pay the same to the respondent.

7. It is made clear that in case the premises is not handed over within the aforesaid period by the petitioner or the petitioner does not clear the arrears, if any, then, it would be open to the respondent to revive the present petition and seek mesne profits and also proceed against the petitioner in accordance with law.

8. Pending application, if any, stands disposed of in view of the abovesaid order.

(VIKAS BAHL)
JUDGE

December 02, 2025.
Davinder Kumar

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