



CR-5036-2025 (O&M)

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

Sr. No.129

**CR-5036-2025 (O&M)
Date of Decision: 01.08.2025**

NIRMAL TALWAR AND ANR

...Petitioners

Versus

SHRI RAHUL AGGARWAL AND ORS

.....Respondents

CORAM: HON'BLE MRS. JUSTICE ARCHANA PURI

Present:- Mr. Abhinav Sood, Advocate for the petitioners.

Mr. Sanjay Jain, Advocate
for respondent No.1/Caveator.

ARCHANA PURI, J. (Oral)**CM-14810-CII-2025**

The present application has been filed for condonation of delay of 14 days in filing the revision petition.

In view of the averments made in the application, same is allowed and delay of 14 days in filing the revision petition, is hereby condoned.

Main case

Counsel for the petitioners vehemently argued that the demised premises was purchased by respondent No.1, only with the purpose to get the same vacated, as he is a property dealer. The petitioners are stated to be in possession of the demised premises, since the year 1947.



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After arguing for sometime, counsel for the petitioner submits that the petitioners are ready for handing over the vacant possession of the demised premises, but he wants to gain some suitable time.

On query by the court, an offer was made to hand over the vacant possession of the demised premises on or before 31.03.2026. This offer is acceptable to the counsel for the petitioners as well as counsel for respondent No.1/landlord.

However, at this stage, it has come to the notice of the court that the rent payable of the demised premises is a meagre amount of Rs.15/- per month, which is too less an amount, if the petitioners are to use the same further, for a period of almost eight months. As such, the counsel for respondent No.1/landlord submits that it would be appropriate if the petitioners pay some reasonable amount, not as rent, but for the user of the demised premises.

Considering the interest of both the parties, the petitioner shall pay a sum of Rs.5,000/- per month, as user charges, after clearance of the entire outstanding arrears, with regard to electricity and water charges. The said offer is acceptable to counsel for the petitioners as well as respondent No.1/landlord.

In the given circumstances, on account of this amicable settlement, it is hereby ordered that the petitioners shall handover the vacant possession of the demised premises to respondent No.1/landlord, on or before 31.03.2026, after clearance of the entire outstanding arrears, with regard to electricity and water charges and till the vacation of the demised premises, they shall continue to pay a sum of Rs.5,000/- as user charges.



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In view of the terms settled aforesaid, counsel for the petitioners submits that he does not want to pursue with the revision petition and the same be dismissed as withdrawn.

Ordered accordingly.

However, the parties shall remain bound by the terms settled aforesaid.

01.08.2025
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(ARCHANA PURI)
JUDGE

Whether speaking/reasoned : Yes

Whether reportable : Yes/No