



CM-1894-CII-2025 in/and -1-
CR-6385-2024 (O&M)

IN THE HIGH COURT OF PUNJAB AND HARYANA AT
CHANDIGARH

(148)

CM-1894-CII-2025 in/and
CR-6385-2024 (O&M)
Date of decision: - 30.01.2025

Sham Lal (since deceased) through his LRs

....Petitioner

Versus

Bir Chand and others

.....Respondents

CORAM : HON'BLE MR. JUSTICE VIKAS BAHL

Present:- Mr. Sanjiv Gupta, Advocate,
for the applicant-petitioner.

VIKAS BAHL, J. (ORAL)

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1. Present application has been filed under Section 151 CPC for preponement of date of hearing of the case.
2. Learned counsel for the applicant-petitioner has submitted that on the last date of hearing, he was in personal difficulty and therefore, an adjournment was sought and thereafter, the landlord has got the warrant of possession issued and has thus prayed that the main case be preponed as notice of motion is yet to be issued and the petitioner be heard on the same.



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3. In view of the above, the present application is allowed and the main revision petition is preponed from 17.02.2025 to today itself.

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1. Challenge in the present revision petition is to the judgment dated 05.03.2016 passed by the Rent Controller, Barnala, vide which the petition filed by the respondent No.1-landlord under Section 13 of the East Punjab Urban Rent Restriction Act for ejectment of the petitioner-tenant, has been allowed. Challenge has also been made to the judgment dated 06.09.2024 passed by the Appellate Authority, Barnala, vide which the appeal filed by the present petitioner has been dismissed.

2. Learned counsel for the petitioner, on instructions from the petitioner during the course of arguments, has submitted that the petitioner would 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 since 1978.

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 30.08.2025, subject to the conditions mentioned hereinafter and would vacate the premises and hand over the keys of the premises to the respondent No.1 on or before 30.08.2025.
- (ii) The petitioner would pay an amount of Rs.10,000/- per month from the month of February, 2025 up to the period the petitioner stays in occupation, on or before 15th of every

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month.

- (iii) The petitioner would pay the arrears of rent at the rate of Rs.8,000/- per month, 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 landlord 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.

January 30, 2025
naresh.k

(VIKAS BAHL)
JUDGE

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