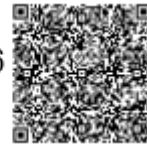


2025:PHHC:133086



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

CR-8-2023 (O&M)

Decided on:-23.09.2025

Inderpal Singh

....Petitioner.

VS.

Karamjit Singh

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Divanshu Jain, Advocate for the petitioner.

Mr. Nitish Garg, Advocate for the respondent.

HARKESH MANUJA J. (Oral)

CM-19684-CII-2025

Application is allowed as prayed for, subject to all just exceptions. Death certificate is taken on record as Annexure PX-1.

CM-19685-CII-2025

Prayer in this application is for impleading the legal representatives of petitioner-Inderpal Singh, who died on 07.04.2025.

Notice of the application.

Mr. Nitish Garg, Advocate accepts notice on behalf of the respondent and raises no objection to the prayer made in the application.

Having heard learned counsel for the parties and gone through the contents of the application, prayer made herein is allowed and persons mentioned in para 3 of the application is ordered to be impleaded as legal representatives of petitioner-Inderpal Singh (deceased).

Amended memo of parties is taken on record.

Main case

1. Present revision petition is directed against the eviction order dated 03.03.2020 passed by the Learned Rent Controller, Patiala and affirmed by learned Appellate Authority, Patiala, vide its judgment dated 07.10.2022.

2. After arguing for sometime, learned counsel for the petitioner states that he does not press the present petition on merits, however prays that the widow of tenant-petitioner is around 75 years of age and is suffering from serious ailments, as such, requests for 1 year & 3 months time to make alternative arrangements.

3. Learned counsel for the respondent does not oppose the prayer for grant of 1 year & 3 months time to the legal heirs of deceased-petitioner so as to vacate the premises, subject to payment of mesne profit @ Rs.10,000/-; which has not been disputed by the learned counsel representing the petitioner.

4. In view of the above, eviction order dated 03.03.2020 passed by the Rent Controller, Patiala as well as order dated 07.10.2022 passed by the Appellate Authority, Patiala are confirmed, however, subject to following conditions:-

(a) The legal heirs of petitioner/tenant, to hand over the vacant and peaceful possession of the demised premises under his occupation to the landlord on or before 31.12.2026. As such, not only shall they clear all arrears of rent/damages/mesne profit, if any, within a period of three months from today, but also continue to pay the same on 10th of every month till he continues to occupy the premises.

(b) The legal heirs of petitioner-tenant shall not cause any

damage to the property, create any encumbrance, or transfer possession, in any manner, of the demised premises.

(c) The legal heirs of petitioner-tenant 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 him.

(d) Before handing over the possession of the demised premises, the legal heirs of petitioner-tenant shall clear all statutory dues.

(e) In the event the legal heirs of petitioner 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 legal heirs of deceased petitioner/tenant shall file an undertaking before the Trial Court agreeing to the aforesaid terms, within a period of two weeks from today.

5. Failure of the legal heirs of petitioner-tenant to comply with either of the conditions would entitle the respondent/landlord to execute the eviction order forthwith.

6. Pending application(s), if any, shall also stand disposed of.

23.09.2025

sonika

(HARKESH MANUJA)

JUDGE

Whether speaking/reasoned:

Yes/No

Whether reportable:

Yes/ No