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

CR-7471-2024

Date of decision: 08.01.2025

Manjeet Kaur @ Cheena

...Petitioner

Versus

Surinder Kaur

...Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr. Navkesh Singh Goraya, Advocate for the petitioner.

VIKAS BAHL, J. (ORAL)

1. Challenge in the present revision petition is to the judgment dated 14.11.2023 passed by the Rent Controller, Ludhiana, vide which the petition filed by the respondent 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 03.12.2024 passed by the Appellate Authority, Ludhiana, 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 for the last more than 10 years.

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 08.07.2025, subject to the conditions mentioned hereinafter and would vacate the premises and hand over the keys of the premises to the respondent on or before 08.07.2025.
- ii) The petitioner would pay an amount of Rs.5,000/- per month from the month of January, 2025 up to the period the petitioner stays in occupation, on or before 15th of every month.
- iii) The petitioner would pay the arrears of rent at the rate of Rs.3000/- 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 respondent 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.

08.01.2025

Pawan

**(VIKAS BAHL)
JUDGE**

Whether speaking/reasoned:- Yes/No

Whether reportable:- Yes/No