



IN THE HIGH COURT OF PUNJAB & HARYANA
AT CHANDIGARH

Civil Revision No. 8064 of 2025 (O&M)
Date of Decision: 20.11.2025

Paramjit Singh

..... Petitioner

Versus

Chetan Bahri

..... Respondent

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Parvinder Singh, Advocate
for the petitioner-tenant.

Mr. Nitish Garg, Advocate
for the respondent-landlord.

HARKESH MANUJA, J. (ORAL)

The petitioner-tenant, by way of present revision petition, seeks setting aside of the orders dated 22.02.2023 & 30.07.2025 passed by the learned Rent Controller and Appellate Authority, Shaheed Bhagat Singh Nagar respectively, whereby the eviction petition filed by the respondent-landlord was allowed while evicting the petitioner-tenant from the property in question.

[2] Notice of motion.

[3] Mr. Nitish Garg, Advocate, appears on behalf of the respondent-landlord and files vakalatnama on behalf of the respondent.

[4] After arguing for some time, learned counsel for the petitioner, on instructions from the petitioner who is present in Court, states that he does not press the present petition on merits, however prays that the petitioner has been earning his livelihood from the shop in question since

1989 and he is about 68 years of age; thus, requests for time of one and half year to make arrangement of alternative accommodation for setting up of his business.

[5] In view of the above, the impugned order(s) dated 22.02.2023 & 30.07.2025 passed by the learned Rent Controller, Shaheed Bhagat Singh Nagar and Appellate Authority are hereby confirmed and the present petition is **disposed off** subject to payment of *mesne profits* fixed by the learned Appellate Authority at the rate of Rs. 10,000/- per month and the following conditions:-

- (a) The petitioner-tenant, to hand over the vacant and peaceful possession of the demised premises under his occupation to the landlords on or before **31.05.2027**. As such, not only shall he clear all arrears of rent if any, within a period of one month from today, but also continue to pay the same till he continues to occupy the premises;
- (b) The 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 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, moreso unauthorized in nature, shall be carried out by him;
- (d) Before handing over the possession of the demised premises, the petitioner-tenant shall clear all statutory dues;
- (e) In the event the 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; and
- (g) The petitioner-tenant shall file an undertaking before the Trial Court agreeing to the aforesaid terms, within a period of two weeks from today.

[6] Failure of the petitioner to comply with either of the conditions would entitle the respondent/landlord to execute the eviction order forthwith.

[7] Pending miscellaneous application(s), if any, shall also stand disposed off.

November 20, 2025

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**(HARKESH MANUJA)
JUDGE**

<i>Whether Speaking/reasoned</i>	<i>Yes/No</i>
<i>Whether Reportable</i>	<i>Yes/No</i>