

2026:PHHC:035333



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

**CR-6591-2017 (O&M)
Decided on:-06.03.2026**

Asha Rani

....Petitioner..

vs.

Vinod Kumar

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Rakesh Kumar Sharma, Advocate
for the petitioner.

Mr. Inderjit Singh, Advocate,
for the respondent.

HARKESH MANUJA J. (Oral)

1. By way of present petition, petitioner-landlord has challenged the judgment dated 19.02.2017 passed by the learned Appellate Authority, Yamuna Nagar, whereby, an appeal preferred at the instance of respondent-tenant, challenging the order of eviction dated 19.08.2013 passed by the learned Rent Controller, Yamuna Nagar at Jagadhri, was allowed.

2. After arguing for sometime, learned counsel for the respondent states that the respondent-tenant is ready to vacate the shop in question, however, prays for 01 year's time to make arrangements of alternative accommodation for setting up his business, as he has been earning his livelihood from the shop in question.

3. Learned counsel for the petitioner does not oppose the prayer for grant of 01 year's time to the respondent so as to vacate the premises,

subject to payment of mesne profit per month by the respondent; which has not been disputed by the learned counsel representing the respondent.

4. In view of the above, the present petition stands disposed of, however, subject to the following conditions:-

(a) The respondent-tenant shall hand over the vacant and peaceful possession of the demised premises under his occupation to the landlord on or before 06.03.2027. As such, not only shall he clear all arrears of rent/damages/mesne profit, if any, within a period of two months from today, but also continue to pay the same regularly for the period he continues to occupy the premises.

(b) The respondent-tenant shall not cause any damage to the property, create any encumbrance, or transfer possession of the demised premises, in any manner.

(c) The respondent-tenant shall continue to use and occupy the property and enjoy the same strictly in terms of the municipal bye-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 respondent-tenant shall clear all statutory dues.

(e) In the event of violation of any of the aforesaid terms by the respondent-tenant, 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 and would also be liable to pay arrears of mesne profit per month for the period of such unauthorized occupation.

(f) All pending litigation(s), if any, *inter se* the parties in relation to the demised premises shall stand closed.

(g) The 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 respondent to comply with either of the conditions would entitle the petitioner to file revival of the present petition including filing of contempt proceedings against respondent-tenant.

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

06.03.2026
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(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned:	Yes/No
Whether reportable:	Yes/ No