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

CR-1871-2026 (O&M)

Date of Decision : 09.03.2026

RAM NIWAS BANSAL

.... Petitioner

VERSUS

RANI DALAL

.... Respondent

CORAM : HON'BLE MRS. JUSTICE ALKA SARIN

Present : Mr. Akshay Jindal, Senior Advocate with
Mr. Vrishank Suri, Advocate for the petitioner assisted by
Mr. Pardeep Bansal, power of attorney holder of the petitioner.

Mr. Navneet Singh, Advocate for the respondent.

ALKA SARIN, J. (ORAL)

1. On 27.02.2026 the following order was passed :

'After arguing at length, when the Court was not inclined to interfere in the judgments passed by both the Courts below, learned counsel for the petitioner submitted that some adequate time may be granted to the petitioner to vacate the demised premises. It is further submitted that the petitioner is willing to pay mesne profits at an enhanced rate for the extended period of occupation. Notice of motion for 09.03.2026 only on the issue of grant of some more time to vacate the premises. In the meanwhile, warrants of possession shall not be executed till the next date of hearing.'

To be shown in Urgent List'.

2. Today, learned counsel for the parties are *ad idem* that the petitioner will hand over the peaceful vacant possession of the premises to the respondent on or before 09.12.2026. Further, for the use and occupation of the premises, the petitioner would pay to the respondent an amount of ₹15,000 per month from the date of passing of the eviction order by the Rent Controller i.e. 02.12.2024.

3. Learned senior counsel appearing on behalf of the petitioner has stated that an amount of ₹7,000 per month had been paid by the petitioner upto March 2025. Learned senior counsel assures the Court that the arrears for the use and occupation starting 02.12.2024 till date would be paid by the petitioner to the respondent within a period of one month from today. In future the charges for the use and occupation of the premises @ ₹15,000 per month would also be paid by the petitioner to the respondent by 7th of every month.

4. In view of the above, the present revision petition is disposed off with a direction that the petitioner would pay to the respondent the use and occupation charges @ ₹15,000 per month from the date of the eviction order passed by the Rent Controller i.e. 02.12.2024. Any amount paid after 02.12.2024 would be adjusted towards the said amount. Starting April 2026 the petitioner would continue to pay to the respondent an amount of ₹15,000 per month by the 7th of every month. The petitioner will also hand over peaceful vacant possession of the premises to the respondent on or before **09.12.2026**. The arrears of the use and occupation charges upto March 2026 @ ₹15,000 per month starting 02.12.2024, after adjusting the amount already

paid, would be cleared by the petitioner within a period of one month from today. An undertaking to this effect shall be given by the petitioner before the Rent Controller concerned within a period 15 days from today.

5. It is made clear that in case the undertaking is not filed as directed within a period of 15 days from today, the present revision petition shall be deemed to having been dismissed and the respondent would be at liberty to take possession of the premises in accordance with law.

6. Pending applications, if any, also stand disposed off.

09.03.2026
Aman Jain

(ALKA SARIN)
JUDGE

NOTE: Whether speaking/non-speaking: Speaking
Whether reportable: Yes/No