

2026:PHHC:062636



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

**CR-4438-2024 (O&M)
Decided on:-22.04.2026**

Ram Ghani Parjapati

....Petitioner.

VS.

Navneet Kaur

....Respondent.

CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA

Present: Mr. Vrishank Suri, Advocate for the petitioner.

Mr. Sahil Vashishat, Advocate for respondent.

HARKESH MANUJA J. (Oral)

1. Present revision petition is directed against the eviction order dated 29.05.2024 passed by the learned Appellate Authority, Ludhiana.
2. Learned counsel for the petitioner has handed over a sum of Rs.33,000/- to the respondent-landlord, who is stated to be present in Court and identified by her counsel, in Court today.
3. After arguing for sometime, learned counsel for the petitioner 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 and thus, requests for 1 year time to make arrangements for alternative accommodation for setting up his business.
4. Learned counsel for the respondent does not object to the above submission.

5. In view of the above, the present petition is disposed of and the eviction order dated 29.05.2024 passed by the passed by the Appellate Authority, Ludhiana is hereby confirmed, however, subject to following conditions:-

(a) The petitioner-tenant, shall hand over the vacant and peaceful possession of the demised premises under his occupation to the landlords on or before 22.04.2027. 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 remain in possession of 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, more so 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 of violation of any of these terms, it shall be open to the landlord 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 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. In view thereof, the present petition stands disposed of.
8. Pending miscellaneous application(s), if any, shall also stand disposed of.

22.04.2026
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(HARKESH MANUJA)
JUDGE

Whether speaking/reasoned:Yes/No

Whether reportable:Yes/No