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IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH**CR-6462-2024 (O&M)****Date of Decision : 14.01.2026**

Jasmeet Singh

... Petitioner

Versus

Sukhraj Singh

... Respondent

CORAM : HON'BLE MRS. JUSTICE ALKA SARIN

Present: Mr. B.S. Bhalla, Advocate for the petitioner.

Mr. Virinder K. Shukla, Advocate for the respondent.

ALKA SARIN, J. (Oral)

1. Present revision petition has been filed challenging the order dated 16.10.2024 whereby the plaintiff-respondent has been permitted to file a fresh affidavit of PW-4 Avinash Chander Garg, Draftsman.
2. Briefly the facts relevant to the present *lis* are that the plaintiff-respondent filed a suit for grant of a decree for declaration to the effect that he is owner of 08 Marlas 2½ Sarsai of land as fully described in the plaint. The site plan was attached with the plaint. In para 2 of the plaint the descriptions and dimensions of the property were clearly stated. Even in para 5 the same was reiterated. The written statement was filed by the defendant-petitioner. The evidence of PW4 was recorded on 18.09.2024 and on the same day he was also cross-examined. On the very next day an application was filed for permission to tender a fresh affidavit of PW4 Avinash Chander Garg as in the affidavit tendered on 18.09.2024 there were two typographical mistakes - (i)

that the date of inspection had been typed as 17.03.2024 instead of 17.03.2021 and; (ii) that the length on southern side adjacent to Manjit Singh has been typed as 38'.6" instead of 37'.6". Reply was filed to the said application. Vide the impugned order the affidavit of PW4 has been allowed to be replaced by a fresh affidavit and his fresh cross-examination has been ordered on payment of ₹1,000/- as costs. On the next date i.e. 29.10.2024 the costs were duly accepted by the defendant-petitioner.

3. A Division Bench of this Court in the case of **Amar Singh vs. Perhlad & Ors. [1989 (2) PLR 513]** has held as under :

“5. In the present case, the petitioner having accepted costs awarded in the order while allowing amendment of the plaint further mentioned that he was accepting the amount under protest. This was a unilateral act on the part of the petitioner. Even if he had not accepted the costs, the same would have been deposited in the Court by the plaintiff. If the petitioner had withdrawn the costs from the Court unilaterally stating that the withdrawal would be under protest, he could not approbate and reprobate, that is accepting benefit of the order and at the same time objecting to the passing of the order. He had to accept the order as a whole. What he did was that he accepted the costs and thereby acquiesced in the correctness of the order passed. Although at the time of acceptance of the costs the petitioner stated that he was doing so under protest, that will not make any different as the opposite party had not consented to the statement of the petitioner

in this respect. If in fact the petitioner wanted to challenge the order of amendment of the plaint, there was no compulsion for him to accept the costs. The costs would have remained deposited in the Court. The right of the petitioner to the costs imposed by the Court on the plaintiff while allowing amendment of the plaint was not based on any right of the petitioner in the suit. The costs were ordered by the Court to compensate the petitioner for the inconvenience caused during the pendency of the suit till the plaint was amended. Such an order regarding costs was made on term or condition for amendment of the plaint in view of Order 6 Rule 17, Civil Procedure Code. Such an order could not be accepted in part by either of the party while denouncing the other part. The plaintiff could not file amended plaint stating that he could pay costs at the time of final decision of the suit. Likewise the defendant could not say while accepting the costs that he would challenge the order in appeal or revision or that he would return the costs withdrawn if the order of amendment of plaint is set aside. The crux of the matter to be seen is as to what the petitioner did and not what he said. By acceptance of costs, he accepted the order as correct. He has taken benefit of the order. He cannot now turn around and say he will also challenge the order. By allowing him to challenge the order would amount to nullifying the effect of acceptance of costs. In such

circumstances, he cannot approbate and reprobate. His own act would estop him. At the most it can be said that the petitioner had two options, one to accept the costs and to treat the order as correct, the other not to accept the costs, he exercised his choice in accepting the order as correct. His lodging the protest in such circumstances is meaningless. Reference here may be made to the decision of Madras High Court in R. Samudra Vijyam Chettiar v. Srinivasa Alwar, AIR 1956 Madras 301 laying down the following principle :-

"Where a man is entitled to one of two inconsistent rights and he has with full knowledge done an unequivocal act indicating his choice of the one he cannot afterwards pursue the other which after the first choice is by reason of the inconsistency no longer open to him. Such cases do not require detriment to the other party as foundation for their application."

Similar view was taken by the Madras High Court in K. Shanmugham Pillai v. S. Shaimigham Pillai, AIR 1968 Madras 207. The view expressed by the Madras High Court in Ramaswami Chettiar v. Chidambaram Chettiar's case appears to be correct. The said High Court reiterated the view subsequently in H.G. Krishna Reddy v. M.M. Thimmiah's case. The view expressed in Randhir Singh v. Kamlesh's case, thus, cannot be accepted. "

4. In view of the law laid down by the Division Bench, once the costs had been accepted, the present revision petition itself would not be maintainable. In view thereof, the present revision petition is accordingly dismissed. Pending applications, if any, also stand disposed off.

14.01.2026
jk

(ALKA SARIN)
JUDGE

NOTE: Whether speaking/non-speaking: Speaking
Whether reportable: YES/NO