2026:AHC:208561

HIGH COURT OF JUDICATURE AT ALLAHABAD

MATTERS UNDER ARTICLE 227 No. - 10579 of 2026

Sanjay Prakash

.....Petitioner(s)

Versus

Anand Goel

.....Respondent(s)

Counsel for Petitioner(s)	:	Gaurav Dhama, Himadari Batra, Radhika Bansal
Counsel for Respondent(s)	:	Sumit Suri

Court No. - 35

HON'BLE DR. YOGENDRA KUMAR SRIVASTAVA, J.

1. Heard Sri Anurag Khanna, learned Senior Counsel appearing along with Sri Radhika Bansal, learned counsel for the petitioner and Sri Nipun Singh, learned Senior Counsel appearing along with Sri Sumit Suri, learned counsel for the respondent.

2. Present petition has been filed, seeking to assail the order dated 19.03.2019 passed by the Prescribed Authority, Meerut in P.A. Case No. 10 of 2016, Anand Goyal v. Sanjay Prakash, under section 21(1)(a) of the Uttar Pradesh Building (Regulation of Letting, Rent and Eviction) Act, 1972 whereby the release application filed by the respondent-landlord has been allowed. The subsequent order dated 18.07.2026 passed by the Additional District Judge, Court no. 18, Meerut in Misc. Civil Appeal No. 62 of 2019, Sanjay Prakash vs. Anand Goyal/Anand Goel, affirming the previous order, is also subject to challenge.

3. Counsel appearing for the petitioner, after making submissions to some extent, has not been able to dispute that the orders impugned are based on appreciation of facts and the material available on record and, that there is no patent error or illegality in the orders, which may persuade this Court to exercise its supervisory jurisdiction under Article 227 of the Constitution of India.

4. Learned counsel, however, seeks an indulgence, praying for an additional time of one year to vacate the premises in question.

5. Counsel appearing for the respondent, on instructions, submits that he has no objection to the prayer so made by the petitioner.

6. Having regard to the aforesaid and in view of the request so made by counsel for the petitioner, while dismissing the petition, this Court grants one year's time to the petitioner to vacate and handover peaceful possession of the premises in question, to respondent landlord, on or before 06.10.2027, subject to the following conditions:

(i) The tenant-petitioner shall file an undertaking before the Additional District Judge, Court no. 18, Meerut, stating that he shall hand over peaceful possession of the premises in question to the respondent-landlord **on or before 06.10.2027**, and shall deposit the entire arrears of rent, as per the terms of the order passed by the Additional District Judge, Court no. 18, Meerut, after making adjustment of the amount already deposited, if any, within a period of two weeks from date.

(ii) The said undertaking shall be filed within a period of two weeks from today; and

(iii) The tenant-petitioner shall also regularly deposit a monthly amount of **Rs. 25,000/-** towards 'use and occupation charges', as agreed by counsel for parties, by the 7th day of each month, during the period of extended occupation.

7. It is made clear that in the event of default in compliance of any of the aforesaid conditions, the protection granted by this Court, shall stand vacated automatically and it shall be open to the respondent landlord to seek enforcement of the order passed in the aforesaid case, in accordance with law.

8. Subject to the aforesaid directions, the petition stands **dismissed.**

(Dr. Yogendra Kumar Srivastava,J.)

October 6, 2026
Sushma

Digitally signed by :-
SUSHAMA YADAV
High Court of Judicature at Allahabad