HIGH COURT OF JUDICATURE AT ALLAHABAD

MATTERS UNDER ARTICLE 227 No. - 13219 of 2026

Ramveer Singh

.....Petitioner(s)

Versus

Bharat Bhusan And 6 Others

.....Respondent(s)

Counsel for Petitioner(s)	:	Kapil Dev Dubey, Pratikdhar Dwivedi, Rahul Kumar
Counsel for Respondent(s)	:	Abhay Pratap Singh, C.S.C., Gaurav Pundir, Prateek Kumar

Court No. - 35

HON'BLE DR. YOGENDRA KUMAR SRIVASTAVA, J.

Heard Sri Pratikdhar Dwivedi, learned counsel for the petitioner and Sri Prateek Kumar, appearing along with Sri Gaurav Pundir, learned counsel for the respondent no.1.

The present petition has been filed seeking to assail the order dated 05.01.2026 passed by the Rent Authority in Rent Case No. 134 of 2024, under Section 4(7) of the Uttar Pradessh Regulation of Urban Premises Tenancy Act, 2021, whereby the application of the respondent-landlord was allowed and the petitioner-tenant was directed to handover the possession of the premises in question and certain consequential reliefs were also granted. The subsequent order dated 24.08.2026 passed by the Rent Tribunal in Misc. Civil Appeal No. 01 of 2026, in terms of which the earlier order stood affirmed, is also under challenge.

Counsel appearing for the petitioner after making submissions to some extent has not disputed that the orders impugned are based on consideration of material facts on record and do not suffer from any material error, illegality or perversity so as to persuade this Court to exercise its supervisory jurisdiction under Article 227 of the Constitution.

Counsel for the petitioner, at this stage, seeks indulgence by making an alternative prayer that the petitioner may be granted additional time for a period of six months to vacate the premises in question and hand over possession to respondent-landlord.

Learned counsel appearing for the respondents, on instructions, states that the respondents have no objection to grant of such time.

Having regard to the aforesaid, while dismissing the petition, this Court grants **six months'** time to the petitioner to vacate and hand over peaceful possession of the premises in question to respondent–landlord, i.e. **on or before 20th April, 2027**, subject to the following conditions:

(i) The petitioner–tenant shall file an undertaking before the Rent Authority, Shamli to the effect that she shall release and hand over peaceful possession of the premises in question to the respondent–landlord **on or before 20th April, 2027**;

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

(iii) The petitioner–tenant shall deposit the entire arrears of rent in terms of the judgment and order dated 05.01.2026 passed by the Rent Authority in Rent Case No. 134 of 2024, after adjusting any amount already paid, within a period of four weeks from today; and

(iv) The petitioner–tenant shall also regularly deposit a monthly amount of Rs. 1,000/-, by the 7th day of each month, starting from the **November, 2026** towards 'use and occupation charges' for the extended period of occupation.

(v) The landlord would be entitled to withdraw the amount so deposited.

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 proceed with execution of the earlier order in accordance with law.

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

(Dr. Yogendra Kumar Srivastava,J.)

October 29, 2026
Imroz

Digitally signed by :-
MOHAMMAD IMROZ KHAN
High Court of Judicature at Allahabad