



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

129

CR-2597-2025

Date of Decision: 30.04.2025

DALBIR SINGH

.....Petitioner

Vs.

MANGAT RAM

.....Respondent

CORAM: HON'BLE MR. JUSTICE DEEPAK GUPTA

Present: Mr. Ranjodh Singh Sidhu, Advocate for the petitioner.

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**DEEPAK GUPTA, J. (ORAL)**

Rent petition filed by landlord-Mangat Ram (*respondent herein*), seeking ejectment of the tenant-Dalbir Singh (*petitioner herein*) filed under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 regarding demised shop detailed in the headnote of the petition, was accepted by learned Rent Controller on 18.10.2024 on the ground of bona fide necessity of the landlord. The order has been upheld by the First Appellate Court by way of the order dated 19.03.2025, dismissing the appeal of the tenant.

2. Against the aforesaid concurrent findings, the present revision has been filed.

3. Learned counsel for the petitioner is unable to convince this Court regarding any illegality or perversity in the impugned orders passed by the Courts below, which are found to be based upon proper appreciation of the evidence to show the bona fide necessity of the landlord.

4. Faced with this situation, learned counsel seeks a time of 01 year so as to vacate the demised shop submitting that petitioner-tenant is in possession thereof for the last 45 years.

5. The period of 01 year as sought by the petitioner-tenant is quite unreasonable.



6. However, the present revision is hereby disposed of by granting time to the petitioner-tenant to vacate the premises on or before 31.08.2025, subject to the condition that he shall continue to pay the rent agreed between the parties up to that date or till the date of vacation. In case, the landlord is compelled to file execution for seeking possession after 31.08.2025, then the petitioner-tenant herein will be liable to pay user charges @ ₹25,000/- per month w.e.f. 01.09.2025 onwards till the actual possession of demised shop is handed over to the landlord.

Disposed of.

**30.04.2025**

pry

**( DEEPAK GUPTA )  
JUDGE**

Whether speaking/reasoned : Yes/No  
Whether reportable : Yes/No