



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

118

**Civil Revision No.2648 of 2025 (O & M)**

**Date of decision :-05.05.2025**

**Ram Kumar Sharma**

**.....Petitioner**

**Versus**

**Satwant Singh**

**.....Respondent**

**CORAM:- HON'BLE MS. JUSTICE NIDHI GUPTA**

Present:- Mr. Ramandeep, Advocate for  
Mr. Anil Kumar Sharma, Advocate  
for the petitioner.

**NIDHI GUPTA J. (Oral)**

Prayer in this petition is for quashing of order dated 24.3.2025 (Annexure P-1) passed by the learned Rent Controller/Executing Court, Jalandhar dismissing the objection petition filed by the petitioner/Objector/Judgment Debtor.

Heard.

The bare facts of the case are that the rent petition filed by the respondent/Landlord under Section 13-B of the East Punjab Urban Rent Restriction Act was dismissed by the learned Rent Controller, Jalandhar vide order dated 15.10.2012 (Annexure P-2). The Civil Revision Petition No.452 of 2013 filed by the respondent before this Court was allowed vide order dated 20.4.2023 (Annexure P-3). Thereafter, the respondent has filed the present execution petition in which objections filed by the petitioner were dismissed vide impugned order dated 24.3.2025 (Annexure P-1).

After hearing learned counsel for the petitioner, when this Court was not inclined to interfere in the matter, learned counsel submits



that he does not press the present petition on merits, however, submits that he has been running the demised shop since the past 18 years and accordingly prays that some reasonable time be granted to the petitioner to vacate the demised shop subject to the condition that all outstanding arrears of rent, if any, will be cleared within a period of two months from today.

After hearing learned counsel for the petitioner, issuance of notice of motion is dispensed with at this stage, as it will cause further delay in disposal of the case.

In view of the facts noticed above, this petition is being disposed of with the direction that the petitioners will hand over physical, peaceful and vacant possession of the demised premises/shop to the respondents on or before 08.08.2025; and will deposit all the arrears of rent, if any, before the Rent Controller, concerned on or before 30.06.2025; failing which this revision petition will be deemed to be dismissed without any further orders.

The petitioners will also furnish an undertaking along with one surety bond before Rent Controller concerned on or before 30.04.2025, that they will handover vacant position, as undertaken above by them.

Disposed of as above.

Application(s), if any, stand disposed of.

May 05, 2025  
Vijay Asija

( NIDHI GUPTA )  
JUDGE

Whether speaking/reasoned Yes / No  
Whether Reportable Yes / No