



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

133 (a)

CR-2600-2025

Date of Decision.:19.05.2025

Om Parkash

.....Petitioner

Vs.

**Hindu Siksha Samiti, Sanskrity Bhawan,
District Kurukshetra**

.....Respondent

CORAM:- HON'BLE MR. JUSTICE DEEPAK GUPTA

Present:- Mrs. Kiran Bala Jain, Advocate with
Ms. Anjali Rani, Advocate for the petitioner.

Mr. Prateek Mahajan, Advocate with
Mr. Mayank Vashishth, Advocate
for the respondent.

DEEPAK GUPTA, J. (ORAL)

Rent petition under Section 13 of the Haryana Urban (Control of Rent and Eviction) Act, 1973 was filed by landlord- Hindu Siksha Samit, Sanskrity Bhawan, District Kurukshetra (*respondent herein*) seeking ejection of the tenant- Om Parkash (*petitioner herein*) on the ground of non-payment of the house-tax; the demised shop having become unfit for human habitation; and bonafide necessity. The petition was filed in January, 2015 and the same was resisted by the tenant.

2. Learned Rent Controller vide its order dated 30.05.2019, though declined the ejection on the ground of non-payment; or the premises having become unfit for human habitation but allowed the ejection on the ground of bonafide necessity of the landlord. The tenant was granted the period of five months so as to vacate the premises as per the order dated 30.05.2019. The appeal as filed by the tenant has been dismissed by the Appellate Authority by way of the impugned order dated

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17.03.2025.

3. The aforesaid concurrent findings have been assailed before this Court.

4. Though no formal notice of motion has been issued but Mr. Prateek Mahajan, Advocate has put in appearance on behalf of respondent and has pointed out that a similar petition filed by another tenant of a shop forming part of the same premises belonging to the landowner, bearing CR-2567 of 2025 has been dismissed by this Court by way of order dated 29.04.2025 by directing him to vacate the premises up to 31.10.2025. It is contended by learned counsel that facts of the present case are similar to the aforesaid order.

5. Learned counsel for the petitioner- tenant does not dispute the said position. However she requests to grant time to the petitioner- tenant to vacate the premises at least till 31.12.2025.

6. After hearing learned counsel for both the sides and with the consent of both the sides, present petition is hereby disposed of with the direction that the petitioner shall vacate the demised shop up to 30.11.2025 subject to the condition that he shall clear all the arrears of rent, if any and will continue to pay the future rent by 7th of every month up to 30.11.2025. It is further made clear that in case petitioner fails to comply the said directions; or fails to vacate the demised shop on or before 30.11.2025, the petitioner- tenant will have to pay user charges/ mesne profits @ ₹50,000/- from 01.12.2025 onwards till the demised shop is actually vacated.

**(DEEPAK GUPTA)
JUDGE**

May 19, 2025

Neetika Tuteja

Whether Speaking/reasoned	Yes/No
Whether Reportable	Yes/No