



**In the High Court of Punjab and Haryana, at Chandigarh**

**Civil Revision No. 4551 of 2023 (O&M)**

**Date of Decision: 01.04.2025**

Ashwani Kumar Anand alias Ashwani Anand

... Petitioner(s)

Versus

Ashok Kumar (Since Deceased) through his Legal Representatives

... Respondent(s)

**CORAM: Hon'ble Mr. Justice Anil Kshetarpal.**

Present: Mr. Prateek Sodhi, Advocate  
for the petitioner(s).

Mr. Aashish Chopra, Senior Advocate  
with Mr. Nikhil Sabharwal and Ms. Radhika Sharma,  
Advocates, for the caveator/respondent.

**Anil Kshetarpal, J.**

1. After arguing at length, the learned counsel representing the petitioner submits that he has instructions not to press this revision petition provided the petitioner is granted some time to shift his business and hand over the vacant possession of the tenanted premises to the respondent. He further submits that the petitioner should be granted reasonable time to handover the vacant possession of the premises.

2. Per contra, the learned counsel representing the respondent submits that the petitioner has purchased the adjoining shop and he has already started running his business from the property purchased.

3. Keeping in view the aforesaid facts, the present revision petition is dismissed as withdrawn, subject to the following conditions:-

- (i) The tenant shall file an undertaking before the Rent Controller to handover the vacant possession of the tenanted premises to the landlord on or before 30.09.2025.
- (ii) The petitioner shall be liable to pay all arrears of rent, if any due, within one month. He shall also be liable to deposit the advance rent by 7<sup>th</sup> of each calendar month, either before the Rent Controller or in the bank account of the landlord.
- (iii) The tenant shall be liable to file an undertaking to this effect before the Rent Controller within a period of one month from the date of receipt of a certified copy of this order.
- (iv) He shall also file an affidavit that he will not transfer the possession of the tenanted premises to someone else.

4. The miscellaneous application(s) pending, if any, shall stand disposed of.

**(Anil Kshetarpal)**  
**Judge**

**April 01, 2025**  
"DK"

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