



IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

235

CR-6455-2024 (O&M)

Date of Decision: 25.04.2025

Pankaj Jain and another

.... Petitioners

Versus

Smt. Usha Rani (now deceased) through her LRs Respondent(s)

CORAM: HON'BLE MS. JUSTICE NIDHI GUPTA

Present: - Mr. Naveen Gupta, Advocate for the petitioners.

Mr. Rishab Aggarwal, Advocate for the respondent(s).

NIDHI GUPTA, J. (ORAL)

The petitioners/tenants are aggrieved of the impugned judgment dated 13.09.2024 passed by the learned Appellate Authority dismissing the appeal filed by the petitioners against the judgment dated 29.08.2022 passed by the learned Rent Controller vide which the Rent Petition of the respondents has been allowed; and the eviction of the petitioners/tenants from the demised premises/shop has been ordered.

On the last date of hearing i.e. 24.02.2025, when this case was listed for hearing, following order was passed by this Court:-

“After arguing for some time, learned counsel for the non-applicant/petitioners undertakes to deposit the arrears of mesne profits @ Rs.9,000/- p.m. within 3 weeks from today.

Subject to compliance of the petitioners as notice above, dispossession of the petitioners from the demised



property shall remain stayed till the next date of hearing only.

List on 20.03.2025.”

It is submitted by learned counsel for the petitioner-tenants that in compliance of the order reproduced above, the petitioners have duly deposited the entire arrears of *mesne* profits @ ₹9000/- per month in total ₹1,87,510/- and also the *mesne* profits for the month of April, 2025. Learned counsel for the petitioners has produced in Court copies of order dated 17.03.2025 passed by the learned Civil Judge (Junior Division), Ambala and receipt dated 22.04.2025, depicting the deposit of aforesaid amount. The same are taken on record.

Further, in terms of order dated 19.12.2024 passed by a co-ordinate Bench of this Court, learned counsel for the petitioners submits that the present petition may be disposed of, and dispossession of the petitioner-tenants from the demised shop may be stayed till 31.07.2025.

Learned counsel for the respondent/landlord who is present in Court submits that he has no objection if some reasonable time is granted to the petitioners to vacate the demised premises subject to payment of *mesne* profits for the future months.

Heard.

In view of the facts noticed above, this petition is being **disposed of** with the direction that the petitioners shall hand over physical, peaceful and vacant possession of the demised premises/shop to the respondent-landlords on or before 31.07.2025. It is needless to say that the petitioner-tenants shall deposit the *mesne* profits @ ₹9000/- for the



months of May to July, 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 within a fortnight to the effect that they will handover vacant position, as undertaken above by them.

Pending application(s), if any, shall also stand disposed of.

25.04.2025
rishu

(NIDHI GUPTA)
JUDGE

Whether speaking/reasoned Yes/No

Whether Reportable Yes/No