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

CM-17844-CII-2025 in/and  
CR-4083-2023 (O&M)  
Date of decision: 08.09.2025

Krishan Kumar @ Krishan Kumar Batra

...Petitioner

Versus

Kewal Kumar Gupta

...Respondent

**CORAM: HON'BLE MR. JUSTICE VIKAS BAHL**

Present: Mr. Aashish Bhagat, Advocate for the petitioner.

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**VIKAS BAHL, J. (ORAL)**

**CM-17844-CII-2025**

1. This is an application filed under Section 151 CPC for preponement of the date of hearing in the main case from 12.02.2026 to some earlier date.

2. For the reasons stated in the application which is duly supported by an affidavit, the present application is allowed and the date of hearing in the main case is preponed from 12.02.2026 to today and same is taken on Board today itself for final disposal.

**Main Case**

1. Challenge in the present revision petition is to the judgment dated 01.04.2019 passed by the Rent Controller, vide which the petition for ejectment filed by the respondent under Section 13 of the East Punjab Urban



Rent Restriction Act, 1949 from the premises in question had been allowed and the petitioner was directed to vacate the premises within two months from the date of the said order. Challenge is also to the judgment dated 19.05.2023 vide which the appeal filed by the petitioner had been dismissed by the Appellate Authority.

2. Learned counsel for the petitioner, after arguing for some time and seeing that this Court is not inclined to interfere in the matter, on instructions from his clients, has submitted that the petitioner be permitted to withdraw the present revision petition but has sought time to vacate the premises and to shift to another premises. It has been stated that the petitioner is a tenant in the premises for the last more than 15 years.

3. In view of the limited prayer made by learned counsel for the petitioner, the petitioner is permitted to withdraw the present revision petition with the following observations/directions:-

i) The petitioner would be permitted to occupy the premises till 08.01.2026, subject to the conditions mentioned hereinafter and would vacate the premises and hand over the keys of the premises to the respondent on or before 08.01.2026.

ii) The petitioner would pay an amount of Rs.2,000/- per month from the month of January, 2025 up to the period the petitioner stays in occupation, on or before 22<sup>nd</sup> of every month.

iii) The petitioner would pay the arrears of rent, if any, within a period of two months from today.

iv) The petitioner would file an undertaking on the said three aspects before the Executing Court within a period of three



weeks from today with an advance copy to counsel for the landlord in the Executing Court.

4. It is made clear that in case the petitioner does not submit the said undertaking or does not comply with any of the abovesaid conditions then it would be open to the respondent to seek immediate possession of the premises in question from the petitioner by applying for police help in addition to taking recourse to other proceedings including the Contempt of Courts Act.

5. In view of what has been observed above, the present revision petition is disposed of.

**08.09.2025**

*Pawan*

**(VIKAS BAHL)**  
**JUDGE**

**Whether speaking/reasoned:-**

**Yes/No**

**Whether reportable:-**

**Yes/No**