



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

128

Civil Revision No.2898 of 2025 (O & M)

Date of decision :-13.05.2025

Jaswinder Singh

.....Petitioner

Versus

Chaudhary Ram through LRs

.....Respondents

CORAM:- HON'BLE MS. JUSTICE NIDHI GUPTA

Present:- Mr. Amarpreet Singh, Advocate
for the petitioner.

NIDHI GUPTA J. (Oral)

CM-9637-CII-2025

Prayer in this application is for condonation of delay of 317 days in filing the present revision petition.

For the reasons mentioned in the application, the same is allowed and the delay of 317 days in filing the present revision petition is condoned.

The application stands disposed of.

CR-2898-2025 (O & M)

The petitioner/tenant is aggrieved of the impugned judgment dated 05.12.2017 (Annexure P-3) passed by the learned Civil Judge (Jr. Divn.)/Rent Controller, Kurukshetra whereby the Ejectment Petition filed by the respondent/Landlord has been allowed and the appeal against the said judgment dated 05.12.2017, preferred by the



petitioner/tenant has also been dismissed by the learned first Appellate Court vide judgment and decree dated 28.3.2024.

After arguing for some time when this Court is not inclined to interfere in the findings of fact recorded by learned Appellate Authority, learned counsel for the petitioner/tenant submits that he does not press this petition on merits and prays that the petitioner may be granted six months time to vacate the demised premises subject to the condition that all outstanding arrears of rent, if any, will be cleared within a period of two months from today. It is submitted by learned counsel for the petitioner that the petitioner is a poor Barber and has no other place to run his shop.

Heard.

The eviction of the petitioner/tenant from the demised premises was ordered by the learned Rent Controller, Kurukshetra vide order dated 05.12.2017 (Annexure P-3) and the appeal against the said order was dismissed vide order dated 28.3.2024.

In view of the facts noticed above, this petition is being **disposed of** with the direction that the petitioner will hand over physical, peaceful and vacant possession of the demised premises to the respondent on or before 01.01.2026; and will deposit all the arrears of rent, if any, before the Rent Controller, concerned on or before 31.07.2025; failing which this revision petition will be deemed to be dismissed without any further orders.

The petitioner will also furnish an undertaking along with one surety bond before Rent Controller concerned on or before



28.05.2025, that he will handover vacant position, as undertaken above by him.

Disposed of as above.

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

May 13, 2025

Vijay Asija

**(NIDHI GUPTA)
JUDGE**

Whether speaking/reasoned Yes / No

Whether Reportable Yes / No