



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

121

Civil Revision No.1447 of 2025

Date of decision :-11.03.2025

Baljit Singh

.....Petitioner

Versus

Surinder Kumar and others

.....Respondents

CORAM:- HON'BLE MS. JUSTICE NIDHI GUPTA

Present:- Mr. P.K.S. Phoolka, Advocate
for the petitioner.

Mr. H.C. Arora, Advocate
for the respondents/caveators.

NIDHI GUPTA J. (Oral)

By way of filing the instant revision petition, the tenant-petitioner assails the impugned judgment dated 08.1.2025 passed by the learned Appellate Authority, Bathinda, dismissing the appeal filed by the petitioner against the order dated 20.5.2017, passed by the learned Rent Controller, Bathinda, whereby the rent petition filed by the respondents-landlords was allowed.

Briefly stated, the father of the petitioner was inducted as a tenant on 19.6.1988 in the shop in question, which is part of building bearing M.C. No.4395 situated in Kikkar Bazar, Bathinda (fully described in the headnote of order dated 20.5.2017 passed by the learned Rent Controller, Bathinda in Rent Application No.12 dated 17.12.2011) on a monthly rent @ ₹1000/- per month. Earlier the respondents-landlords filed a rent petition against the petitioner-



tenants on the ground of non-payment of rent and only after filing of eviction application No.60 dated 17.9.2003 against the tenants, the tenants tendered the arrears of rent @ Rs.1000/- per month w.e.f. 01.7.2000 to 31.3.2004 alongwith interest and costs etc. and thereafter the said eviction application was dismissed as withdrawn on 11.8.2004. Now, the respondents-landlords requires the shop for their personal use and occupation for running business therein. As such, the respondents-landlords filed an application under Section 13 of the East Punjab Urban Rent Restriction Act, 1949, seeking eviction of the petitioner-tenant, which was allowed by the learned Rent Controller, Bathinda vide order dated 20.5.2017.

Feeling aggrieved, the tenant-petitioner has filed appeal before the learned Appellate Authority, bathinda which *too* was dismissed vide impugned order dated 08.1.2025.

After arguing for some time, when this Court is not inclined to interfere in the matter, learned counsel for the petitioner-tenant submits that he may be permitted to withdraw the present petition; and on instructions undertakes that the petitioner-tenant shall vacate the rented premises/shop in question within one year, latest by 10.03.2026 and shall hand over the vacant possession of the same to the respondents-landlords, after clearing all the dues i.e. arrears of rent, electricity and water charges etc.

Learned counsel for the respondents/ Landlords/ Caveators has expressed on instructions that he has no objection to the same.

Heard.



In view of the aforesaid undertaking given by learned counsel for the petitioner to the effect that he shall hand over the vacant possession of the rented premises/shop in question after clearing all the dues as aforesaid, to the respondents/landlords on or before 10.03.2026, the present petition is dismissed as withdrawn.

Needles to say that the petitioner-tenant shall abide by the aforesaid undertaking.

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

March 11, 2025

Vijay Asija

**(NIDHI GUPTA)
JUDGE**

Whether speaking/reasoned Yes / No

Whether Reportable Yes / No