

2025:PHHC:111405



CR No.3592 of 2023 (O&M)

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

130-2

CR No.3592 of 2023 (O&M)
Date of Decision: 22.08.2025

**RAM SARAN THROUGH HIS AUTHORISED PERSON PAWAN KUMAR
.....Petitioner(s)**

Vs

KAILASH KUMARI**....Respondent****CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA**

Present: Mr. Narinder Vadhera, Advocate
for the petitioner.

Mr. J.S. Warring, Advocate
for the respondent.

HARKESH MANUJA, J. (Oral)**CM No.19789-CII of 2024**

Learned counsel for the applicant-respondent does not press the present application.

Dismissed as not pressed.

Main case

[1]. Present revision petition is directed against the eviction order dated 17.03.2023 passed by the Appellate Authority, Yamuna Nagar at Jagadhri.

[2]. After arguing for sometime, learned counsel for the petitioner states that he does not press the present petition on merits, however prays that the petitioner has been earning his livelihood from the shop in question and thus, requests for 04 months time to make arrangement of alternative accommodation for setting up of his business.



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[3]. In view of the above, the present petition is disposed of and the eviction order dated 17.03.2023 passed by the Appellate Authority, Yamuna Nagar at Jagadhri is hereby confirmed, however, subject to following conditions:-

- (a) The petitioner-tenants, to hand over the vacant and peaceful possession of the demised premises under his occupation to the landlord on or before 31.12.2025. As such, not only shall he clear all arrears of rent if any, within a period of one month from today, but also continue to pay the same till they continues to occupy the premises.
- (b) The petitioner-tenant shall not cause any damage to the property, create any encumbrance, or transfer possession, in any manner, of the demised premises.
- (c) The petitioner-tenant shall continue to use and occupy the property and enjoy the same strictly in terms of the municipal by-laws. No further construction, more so unauthorized in nature, shall be carried out by him.
- (d) Before handing over the possession of the demised premises, the petitioner-tenant shall clear all statutory dues.
- (e) In the event the petitioner violating any of these terms, it shall be open to the landlord to initiate the proceedings for obtaining possession in terms of the order of ejection and also initiate proceedings for contempt, if so advised.
- (f) All pending litigation(s), if any, *inter se* the parties in relation to the demised premises shall stand closed.
- (g) The tenant shall file an undertaking before the Trial Court agreeing to the aforesaid terms, within a period of two weeks from today.

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[4]. Failure of the petitioner to comply with either of the conditions would entitle the respondent/landlord to execute the eviction order forthwith.

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

August 22, 2025*Atik***(HARKESH MANUJA)
JUDGE**

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