



CR No. 7040 of 2025

IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH

CR-7040-2025 (O&M)
Decided on: 30.09.2025

Gagan Chadda

.....Petitioner

Versus

Parmod Vohra

.....Respondent

CORAM : HON'BLE MR. JUSTICE DEEPAK GUPTA

Present: Mr. Amit Dhawan, Advocate, for the petitioner.

DEEPAK GUPTA, J.

It is tenant's revision against the concurrent orders of ejectment passed against him by the Courts below.

2. Petition under Section 13 of the Haryana Urban (Control of Rent and Eviction) Act, 1973 was filed by landlord Parmod Vohra (respondent herein) seeking eviction of the tenant (petitioner herein) from the demised premises on the ground of non-payment of rent and bonafide necessity.

3. Learned Rent Controller vide order dated 23.04.2019 ordered the ejectment of the tenant on the ground of bonafide necessity of the landlord and granted 3 months' time to vacate the premises. The tenant was also unsuccessful before the Appellate Court, which dismissed his appeal on 04.09.2025.

4. Although, learned counsel for the petitioner-tenant tried to convince this Court to assail the concurrent findings of the Courts below regarding the bonafide necessity of the landlord but after sometime, when he was unable to convince this Court, learned counsel confined his prayer to grant sufficient time of at-least one year to the petitioner-tenant to vacate the premises.

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5. The prayer made by learned counsel for the petitioner seeking time of one year to vacate the premises is quite unjustified. As noticed above, ejectment order was passed against him way back in April, 2019 by the Rent Controller and at that time three months' time was given to him. He did not avail that opportunity and rather, filed the appeal which took more than 6 years in its disposal. Therefore, when the landlord has been deprived of his premises, despite ejectment order of the tenant for such a long time, the tenant cannot be allowed a period of one year more to vacate the premises.

6. Considering all the facts and circumstances of the case, this petition is hereby disposed of, by maintaining the findings of the Courts below, but granting a period of 03 months to the petitioner-tenant to vacate the premises.

7. It is directed that the petitioner-tenant will vacate the demised premises on or before 31.12.2025 positively subject to the condition that he shall clear the arrears, if any and will continue to pay the user/ occupation charges at the same rate, at which he was paying the rent to the landlord till that time. In case the petitioner fails to comply with the said directions; or fails to vacate the demised premises on or before 31.12.2025, the petitioner-tenant will have to pay user/ occupation charges @ ₹50,000/- per month from 01.01.2026 onwards till he actually vacates the premises.

Disposed of accordingly.

(DEEPAK GUPTA)
JUDGE

30.09.2025

Jiten

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