



CR No.220 of 2024 (O&M)

IN THE HIGH COURT OF PUNJAB AND HARYANA  
AT CHANDIGARH

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CR No.220 of 2024 (O&M)  
Date of Decision: 22.08.2025  
.....Petitioner

VIJAY KUMAR

Vs

KAILASH KUMARI

....Respondent

**CORAM: HON'BLE MR. JUSTICE HARKESH MANUJA**

Present: Mr. Mahabir Singh Tanwar, Advocate  
for the petitioner.

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

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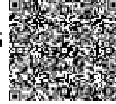
**HARKESH MANUJA, J. (Oral)**

[1]. Present revision petition is directed against the eviction order dated 30.11.2023 passed by the learned 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.

[3]. In view of the above, the present petition is disposed of and the eviction order dated 30.11.2023 passed by the passed by the Appellate Authority, Patiala is hereby confirmed, however, subject to following conditions:-

(a) The petitioner-tenant, 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 he continues to occupy the premises.



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(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(s) to initiate the proceedings for obtaining possession in terms of the order of ejectment 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.

[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.

**(HARKESH MANUJA)**  
**JUDGE**

**August 22, 2025**  
*Atik*

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