



CR-3677-2024(O&M)

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IN THE HIGH COURT OF PUNJAB & HARYANA AT
CHANDIGARH

CR-3677-2024(O&M)

Date of decision : 21.02.2025

Tarsem Kumar Bamba

... Petitioner

Versus

Puneet Sanan

... Respondent

CORAM: HON'BLE MR. JUSTICE VIKAS BAHL

Present: Mr.Vipin Mahajan, Advocate
for the applicant-petitioner.

VIKAS BAHL, J.(ORAL)

CM-3183-CII-2025

1. This is an application under Section 151 CPC praying for preponement of hearing of the case.
2. Learned counsel for the applicant-petitioner has submitted that the case is listed for 12.03.2025, however, execution petition has been filed and on 29.01.2025 warrants of possession have been issued for 21.02.2025 and prays that the main case be preponed and be taken up for preliminary hearing.
3. In view of the above said facts and circumstances, the present application is allowed and the petition is preponed from 12.03.2025 and is taken up today for preliminary hearing.

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1. Challenge in the present revision petition is to the judgment dated 24.09.2018 passed by the Rent Controller, vide which the application



for ejectment filed by the respondent from the premises in question had been allowed and the petitioner was directed to hand over the premises within three months from the date of the said order. Challenge is also to the judgment dated 23.02.2024 vide which the appeal filed by the petitioner has been dismissed by the Appellate Authority.

2. Learned counsel for the petitioner, after arguing for some time and seeing that this Court is not inclined to interfere in the matter, on instructions from his client, has submitted that the petitioner be permitted to withdraw the present revision petition but has sought time to vacate the premises and to shift to another premises. It has been stated that the petitioner is a tenant in the premises since 1990.

3. In view of the limited prayer made by learned counsel for the petitioner, the petitioner is permitted to withdraw the present revision petition with the following observations/directions:-

- i) The petitioner would be permitted to occupy the premises till 21.08.2025, subject to the conditions mentioned hereinafter and would vacate the premises and hand over the keys of the premises to the respondent on or before 21.08.2025.
- ii) The petitioner would pay an amount of Rs.800/- per month from the month of March, 2025 up to the period the petitioner stays in occupation, on or before 15th of every month.
- iii) The petitioner would pay the arrears of rent, if any, within a period of two months from today.
- iv) The petitioner would file an undertaking on the said three aspects before the Executing Court within a period of three weeks



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from today with an advance copy to counsel for the landlord in the Executing Court.

4. It is made clear that in case the petitioner does not submit the said undertaking or does not comply with any of the abovesaid conditions then it would be open to the respondent to seek immediate possession of the premises in question from the petitioner by applying for police help in addition to taking recourse to other proceedings including the Contempt of Courts Act.

5. In view of what has been observed above, the present revision petition is disposed of.

6. Pending application, if any, stands disposed of in view of the abovesaid order.

(VIKAS BAHL)
JUDGE

February 21, 2025.

Davinder Kumar

Whether speaking / reasoned
Whether reportable

Yes/No
Yes/No