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

**(I) CR-3345-2026 (O&M) WITH**  
Date of Decision:22.04.2026

**SADIQ MASIH**

...Petitioner

Versus

**GURDIAL SINGH**

...Respondent

**(II) CR-3380-2026 (O&M)**

**SHAM LAL AND ANOTHER**

...Petitioners

Versus

**GURDIAL SINGH**

...Respondent

**CORAM: HON'BLE MR. JUSTICE PARMOD GOYAL**

Present: Ms. Himani Kapila, Advocate  
for the petitioner(s) in both cases.

Mr. Gagandeep Singh Sirphiki, Advocate  
for respondent(s)/caveator(s) in both cases.

**PARMOD GOYAL, J. (ORAL)**

Revision petition bearing No.CR-3345-2026 is preferred by petitioner-tenant being respondent in RP-24-2019 challenging the impugned order dated 27.10.2023 passed by the learned Rent Controller, Batala, Gurdaspur vide which petition under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 filed by the respondent-landlord was allowed and judgment dated 19.03.2026 vide which appeal against order dated 27.10.2023 was dismissed.

2. Another revision petition bearing No.CR-3380-2026 is preferred by petitioner-tenant being respondent in RP-25-2019 challenging

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the impugned order dated 19.12.2023 passed by the learned Rent Controller, Batala, Gurdaspur vide which petition under Section 13 of the East Punjab Urban Rent Restriction Act, 1949 filed by the respondent-landlord was allowed and judgment dated 19.03.2026 vide which appeal against order dated 19.12.2023 was dismissed.

3. Learned counsel for the petitioners-tenants after arguing for some time on merits submit that petitioners-tenants be granted one year's time to hand over the vacant and peaceful possession of demised premises to the respondent-landlord and they accept order of eviction.

4. Respondent-landlord through his counsel has agreed to this proposal to give one year's time to the petitioners-tenants to hand over vacant and physical peaceful possession of the demised premises, subject to payment of arrears of rent and fulfillment of the other conditions, as mentioned below.

5. In view of above, the petition is allowed, subject to following conditions:-

- (i) The petitioners-tenants shall hand over the vacant physical possession of demised premises to the respondent-landlord on or before 30<sup>th</sup> April, 2027.
- (ii) The petitioners-tenants shall clear all the arrears of rent on or before 10<sup>th</sup> May, 2027.
- (iii) The petitioners-tenants shall continue to pay the rent to the respondent-landlord on monthly basis regularly on or before 10<sup>th</sup> of every month.
- (iv) The petitioners-tenants shall not hand over the possession to



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any other person except respondent-landlord.

(v) The petitioners-tenants shall furnish undertaking accepting above conditions with the learned Executing Court within 07 days from today.

(vi) The petitioners-tenants on fulfillment of the conditions mentioned above shall not be dispossessed. In case, petitioners-tenants fail to comply with any of above conditions, the present order would be of no help to the petitioners-tenants and learned Executing Court may proceed further with the execution without being influenced by the present order.

6. Both the revision petitions are accordingly disposed of in above terms. Photocopy of this order be placed on the file of connected case.

7. Pending application(s), if any, is/are disposed of accordingly.

22.04.2026

*Ravinder*

**(PARMOD GOYAL)**  
**JUDGE**

|                           |   |        |
|---------------------------|---|--------|
| Whether Speaking/Reasoned | : | Yes/No |
| Whether Reportable        | : | Yes/No |