



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

227-I

Civil Revision No.2096 of 2021 (O & M)

Date of decision :-23.04.2026

Baldev Singh

.....Petitioner

Versus

Harinder Singh

.....Respondent

CORAM:- HON'BLE MS. JUSTICE NIDHI GUPTA

Present:- Mr. Manu K. Bhandari, Advocate
for the petitioner.

Mr. Bhavyadeep Walia, Advocate for the respondent.

NIDHI GUPTA J. (Oral)

1. Prayer in the present petition filed by the petitioner/landlord is for setting aside the order dated 26.2.2021 passed by the learned Appellate Authority, Patiala, whereby the appeal filed by the respondent/tenant against the order dated 09.1.2018 passed by the learned Rent Controller, Patiala was allowed, dismissing the order of the learned Rent Controller, whereby the learned Rent Controller, Patiala had directed the respondent/tenant to hand over the vacant possession of the shop in question to the petitioner/landlord within two months from the date of preparation of copy of the order.

2. After having heard learned counsel for the parties at considerable length, when this Court was inclined to allow the present Civil Revision Petitions, at that stage, learned counsel for the



respondent/tenant submits that he may be granted some reasonable time to vacate the demised shop subject to the condition that all outstanding arrears of rent, if any, will be cleared within a period of one month from today.

3. Learned Counsel for the petitioner/landlord submits that he has no objection if some reasonable time is granted to the respondent/tenant to vacate the demised shop subject to clearance of all arrears of rent.

4. Heard.

5. Keeping in mind the entirety of the facts and circumstances of the case, the present petition is **disposed of** in the following terms:-

- i) respondent shall vacate the demised shop and hand-over its actual physical and vacant possession, free from all encumbrances, on or before the stipulated date **i.e. 31.10.2026**; and
- ii) the entire arrears of rent, if any, shall be paid by the respondent/tenant to the petitioner-landlord within a period of **one month** from today;
- iii) respondent shall continue to pay the future rent/mesne profits by **7th** of every month. In the event of even a single default, petitioner-landlord shall be at liberty to execute the order of eviction forthwith;
- iv) respondent shall be under obligation to defray all the electricity and water charges for the period he would occupy the demised shop; and
- v) respondent shall furnish an undertaking in the above terms, in the form of an affidavit, within a period of **03 weeks** from today, with the Executing



Court, failing which petitioner-landlord shall be free to execute the order of eviction and obtain eviction.

6. Pending application(s), if any, shall also stand disposed of.

7. Registry is directed to send a copy of this order to the learned Rent Controller, concerned by FAX, through the learned District and Sessions Judge, Patiala.

April 23, 2026

Vijay Asija

(NIDHI GUPTA)
JUDGE

Whether speaking/reasoned Yes / No

Whether Reportable Yes / No