

ORDER SHEET  
THE HIGH COURT OF SINDH AT KARACHI  
CP No.S-613 of 2022

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Date: Order with signature(s) of the Judge(s)  
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**Hearing /priority case**

1. For orders on MA No.2228/2023
2. For hearing of MA No. 4049/2022
3. For hearing of main case

**22.03.2023**

Mr. Abdul Wahab Baloch, advocate for the petitioner  
Mr. Umar Farooq, advocate for respondent

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Mr. Abdul Wahab Baloch, advocate files Vakalatnama on behalf of petitioner, which is taken on record.

1. Urgency granted.

2&3. At the very outset, learned counsel for the petitioner contends that the petitioner is ready to hand over the possession to respondent No.1 (landlord) within 03 months subject to payment of Rs.15000/-. Besides, it has come on record that before the trial Court petitioner sought two months' time to handover the possession. The case of respondent No.1 is that the petitioner has failed to deposit the rent in compliance of the order passed under Section 16(1) of the Sindh Rented Premises Ordinance 1979.

Under these circumstances, two months' time is extended. The petitioner shall handover the possession to the respondent No.1 within 02 months from today. In case of failure, executing court would be competent to vacate the same and hand over the possession to the landlord (respondent No.1), without notice to the petitioner, having all powers while breaking locks, removing chattels or taking police aid during this stipulated period. With regard to recovery of arrears, respondent No.1 would be at liberty to pursue the same under the remedy provided by the law. However, Rs.30,000/- for these two months shall be deposited within 15 days to the Accountant of Rent Controller and the respondent No.1 is at

liberty to receive the same. With regard to litigation of Suit for Specific Performance, parties may pursue the same in accordance with the law.

Needless to mention that any order passed by the Civil Court in Suit for Specific Performance of Contract will not effect the execution of order passed by this court.

JUDGE

Nadir\*