

*Order Sheet*  
IN THE HIGH COURT OF SINDH, KARACHI

**FRA No. 31 of 2025**

Date	Order with signature of Judge
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Hg/Priority.

1. For hearing of main case.
2. For hearing of CMA No. 5102/2025.

**16.09.2025.**

M/s. Liaquat Ali Khan, Sikandar Ali Judge and Shafique Ahmed, advocates for the Appellant.

Mr. Usman Farooq, advocate for the Respondents.

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Through the present First Rent Appeal (FRA), the appellant has assailed the order dated 08.07.2025, passed in Rent Case No. 35 of 2023 by the learned Additional Controller of Rents, Clifton Cantonment, Karachi, whereby the ejectment application filed by the respondents was allowed and the appellant was directed to vacate the demised premises within thirty (30) days. In this regard, Rent Execution No. 18 of 2025 is also pending before the IXth Senior Civil Judge and Rent Controller Karachi, South.

Learned counsel for the appellant, at the very outset, submits that the appellant is willing to vacate the demised premises but he seeks some reasonable time for the same. Learned counsel for the respondents, present in Court, has no objection to such request. Accordingly, by consent, this FRA is disposed of in the following terms:

*The appellant is allowed time to vacate and hand over peaceful and vacant possession of the demised premises, i.e., Ground Floor of Bungalow No. S-32, 8 Sunset Street, Phase-II, Defence Housing Authority, Karachi, to the respondents on or before 25.02.2026, subject to regular deposit of monthly rent on the due dates before the Executing Court. In case of failure to comply within the stipulated period, or upon default in the payment of any monthly rent, the respondents shall be entitled to get vacant and physical possession of the demised premises forthwith, with the aid of police, without any further notice to the appellant. The execution proceedings shall remain pending until satisfied compliance of this order.*

Appeal stands disposed of a/w pending application(s).

JUDGE