

NAFR

HIGH COURT OF CHHATTISGARH, BILASPUR

W.P.(C) No. 1870 of 2015

1. Pawan Agrawal, S/O. Late Ramautar Agrawal, Aged About 47 Years
Shop No. 6, Sanjay Photocopy Centre, District Co - Operative Bank
Line, Old Bus Stand Chowk, Bilaspur, Civil and Revenue District
Bilaspur Chhattisgarh

---- Petitioner

Versus

1. Municipal Corporation, Bilaspur Through the Commissioner, Municipal
Corporation, Bilaspur, District Bilaspur, (Chhattisgarh)

---- Respondent

For Petitioner	:	Mr. Ravindra Agrawal, Advocate
For Respondent	:	Mr. A.S. Kachhawaha, Advocate

Hon'ble Shri Justice Goutam Bhaduri

Order On Board

15/10/2015

1. Challenge in this petition is to the notice dated 08.10.2015, issued by the respondent, wherein the petitioner has been asked to vacate the shop No.6, held by the petitioner, situated at Old Bus Stand, Bilaspur.
2. Learned counsel for the petitioner would submit that the petitioner was granted lease of the shop No.6, vide lease deed dated 11.10.1990 (Annexure P/2) for a period of 30 years. The lease deed do not show any khasra number, however, the boundaries have been shown towards South and North others shops and towards East it is covered by road and towards West shop of Corporation. Learned counsel for the petitioner submits that after said lease was granted, the petitioner has paid lease rent to the Corporation. He would further submit that

the lease rent has been paid by the petitioner, which was accepted by the Corporation. He would further submit that pursuant to the notice dated 31.05.2015 (Annexure P/8), all the documents have been submitted to the Corporation, but the Corporation has turned deaf ears and has not considered the same despite the existing lease. He would submit that the petitioner has further served with the letter dated 08.10.20, wherein he has been directed to vacate the shop. It is contended that the petitioner is in lawful possession of the said shop, on the basis of valid documents i.e. lease, therefore, he can not be forcefully evicted.

3. Learned counsel for the Corporation would submit that letters and notices were served to the different shopkeepers initially on 31.05.2015 to submit the documents on the basis of which they continue the possession of shops as the part of which are over Kh. No.488 and same is earmarked as road. It is contended that the petitioner has constructed shop over Kh.No.488 and further to ascertain whether the shop which has been constructed has been constructed over the lease hold area is to be ascertained by demarcation of the said area as the lease might have been executed but actually construction might have been made other than the lease hold area over land comprised in public lane of part of Khasra No.488.
4. Prima-facie perusal of the documents would show that lease was executed in favour of the petitioner by the Corporation and the shop was constructed. However actually whether the shop is situated over the lease hold land or not is to be ascertained by demarcation of subject/disputed land at the spot. Therefore, it is a factual aspect to be ascertained whether shop existed over such lease hold property or

whether the shop has been extended over the public lane bearing part of Khasra No.488.

5. The dispute is of factual nature and therefore, it would require measurement at the spot itself. Since the petitioner holds registered lease in his favour it would be fair to direct the Corporation to demarcate the shop and identity of it whether it is situated over Kh.No.488 or not according to the lease deed which has been executed in favour of the petitioner and shall also be obliged to demarcate the lease hold area, which was granted to the petitioner. The entire issue will settle down if the demarcation report comes to fore. After the demarcation is done the petitioner shall be at liberty to take recourse to remedy as may be available to him under the law.
6. In the meanwhile it is directed that till the demarcation is done as directed above, the Corporation shall not take any coercive steps against the petitioner in respect of the shop in question.
7. The petition is accordingly finally disposed off.

Sd/-
(Goutam Bhaduri)
Judge