

**IN THE HIGH COURT OF PUNJAB & HARYANA AT
CHANDIGARH.**

CR No.8945 of 2017(O&M)

Date of Decision:-20.12.2017

Indra Rani Thakur.

.....Petitioner.

Versus

Anmol Singh Bhullar.

.....Respondent.

CORAM:- HON'BLE MR. JUSTICE JASWANT SINGH

Present:- Mr. Atul Jain, Advocate for the Petitioner (tenant).

Mr. JPS Sandhu, Advocate for Caveator/Respondent (landlord).

JASWANT SINGH, J.(ORAL)

Petitioner(tenant) is in revision aggrieved against the concurrent findings returned by the Authorities below whereby, the ejectment of petitioner (tenant) was ordered on the ground of personal necessity by learned Rent Controller, Patiala vide order dated 18.12.2015 and the findings thereof were affirmed by learned Appellate Authority, Patiala vide judgment dated 11.09.2017.

Learned Counsel for the petitioner (tenant) has argued that there exists no relationship of landlord and tenant amongst the parties because there is no proof of payment of rent to the respondent-landlord or any receipt issued by the respondent (landlord) to her.

After hearing learned Counsel for the petitioner and having gone through the case file with his able assistance, this Court is of the

considered view that the present petition is devoid of any merit and deserves to be dismissed.

A perusal of the orders passed by the Authorities below reveal that respondent-landlord is claiming himself to be a natural landlord on the basis of sale deed executed by Suraj Goyal in his favour on 19.09.2005. It is apparent from the record that the respondent(landlord) has been able to prove the chain of ownership rights right from 1998 till 2005. It is also apparent that after purchasing the demised premises, landlord had raised a loan from ICICI Bank which was repaid by 2010. Against the said overwhelming evidence, apart from oral uncorroborated evidence, there is nothing on record to believe the plea of petitioner (tenant) that one Harpal Singh is the landlord-owner of the property and not the present respondent. Neither the said Harpal Singh nor any of his relation has been examined by the petitioner (tenant) to prove this aspect of the matter.

In view of the above, finding no merit in the present revision petition, the same is hereby dismissed.

(JASWANT SINGH)
JUDGE

December 20, 2017
Vinay

Whether speaking/reasoned	Yes/No
Whether Reportable	Yes/No