

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

CWP No.12001 of 2018

Date of decision: May 18, 2018

Satnam Kaur

...Petitioner

Versus

State of Punjab through Deputy Deputy  
Commissioner, Ludhiana & others

...Respondents

**CORAM: HON'BLE MR. JUSTICE RAJAN GUPTA**

Present: Ms. Gurvir Kaur Gill, Advocate for the petitioners.

**Rajan Gupta, J.**

Petitioner poses a challenge to order dated 29.3.2017, passed by Additional Deputy Commissioner, Khanna, exercising the powers delegated by District Magistrate, Ludhiana, whereby application under the Maintenance and Welfare of Parents and Senior Citizen Act, 2007, filed by Nidhan Singh and his wife Sujan Kaur (respondent No.2 herein), has been accepted and petitioner and proforma respondent No.4 Jasvir Singh have been directed to vacate the house in question within a period of one month from the date of order.

Learned counsel for the petitioner has urged before this court that the order suffers from patent illegality. Thus, same deserves to be set-aside.

I have heard learned counsel for the petitioner and given careful thought to the facts of the case.

Brief factual matrix of the case is that Nidhan Singh (now deceased) and his wife Sujan Kaur (respondent No.2 herein), who are senior citizens, filed an application under the provisions of Maintenance and

Welfare of Parents and Senior Citizens Act, 2007 against the petitioner and proforma respondent No.4, seeking their eviction from House No.1475 (MIG), Sector 32, Urban Estate, Samrala, Ludhiana, stating therein that Jasvir Singh S/o late Nidhan Singh was married to the petitioner. His father allowed them to live in a room and joint kitchen and bathroom in the house in question, merely as licensee out of love and affection. After some time, they started misbehaving and maltreating with their parents. They started insulting and humiliating them in public and in the presence of relatives and friends. After considering entire material on record, the District Magistrate allowed the application filed by the parents and directed the petitioner and her husband i.e. respondent No.4 to vacate the said house within a period of one month.

I find no infirmity with the order. In judgment reported as ***Gurpreet Singh vs. State of Punjab and others, 2016 (1) R.C.R. (Civil) 324***, a Division Bench of this court held as under:-

“12. The petitioner is a licensee living in the premises on the basis of concession given by his father to live in the property owned by him. As a licensee, the petitioner is only permitted to enjoy the possession of the property licensed but without creating any interest in the property. A licence stands terminated the moment the licensor conveys a notice of termination of a licence. There is no vested right of any kind in the licensee to remain in possession of the property licensed. Admittedly, respondent No.4 is the owner of the property in question. The petitioner is living in part of the property. Such property owned by respondent No.4 is required to be protected as mandated by Section 22 of the Act read with Rule 23 of the Rules and para 1 of the Action Plan. There cannot be any effective protection of property of the senior citizens unless the District

Magistrate has the power to put the senior citizen into possession of the property and/or to restrain or eject the person who wishes to interfere in the possession of the property of the senior citizen. Protection of the property of a senior citizen includes all incidences, rights and obligations in respect of property in question. Once a senior citizen makes a complaint to District Magistrate against his son to vacate the premises of which the son is a licensee, such summary procedure will ensure for the benefit of the senior citizen. The petitioner would have no right to resist his eviction only on the ground that the Act does not contemplate eviction of an occupant. Eviction is one part of the right to protect the property of a senior citizen which right could be exercised by a senior citizen in terms of provisions of the statute, Rules framed and the Action Plan notified.”

In view of above, I am of the considered view that the pleas raised before this court are without any merit. Same are hereby rejected. Petition is hereby dismissed.

May 18, 2018  
'Rajpal'

(RAJAN GUPTA)  
JUDGE

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|-----------------------------|----------|
| Whether speaking / reasoned | Yes / No |
| Whether Reportable:         | Yes / No |