

**IN THE HIGH COURT OF PUNJAB AND HARYANA AT  
CHANDIGARH**

115

**CR-7636-2019(O&M)**  
**Date of Order: 29.03.2022**

AVINASH KUMAR BAMBA @AVINASH CHANDER

**..Petitioner**

**Versus**

PUNEET SANAN

**..Respondent**

**CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL**

Present: Mr. Vipin Mahajan, Advocate  
for the petitioner.

Mr. Gagandeep Singh Sirphikhi, Advocate  
for respondent.

**ANIL KSHETARPAL, J(Oral)**

The petitioner is a tenant. He has been ordered to be evicted by the Rent Controller in a petition filed under Section 13 of the East Punjab Urban Rent Restriction Act, 1949. Pending first appeal before the Appellate Authority, an application filed by the petitioner to produce the following documents in additional evidence has been dismissed by the Appellate Authority:-

- “(i) Copy of jamabandi for the year 2014-15;*
- (ii) Copy of order dated 26.11.2009 passed by the then SDM, Gurdaspur, exercising the powers under Punjab Public Premises and Land (Eviction and Rent Recovery) Act, 1973;*
- (iii) Copy of order dated 01.08.2018 passed by Hon'ble Punjab and Haryana High Court, in CWP-18773-2018;*
- (iv) Copy of inspection report dated 04.09.2018 obtained by Tarsem Kumar from Assistant Public Information Officer, Improvement Trust, Batala;*
- (v) Copy of site plan obtained under Right to Information from Chairman, Improvement Trust, Batala by Smt. Manjit Kaur;*
- (vi) Copy of order dated 15.11.2018 passed in rent application.”*

The Appellate Authority has dismissed the application after noticing that the petitioner does not dispute the relationship of the landlord and tenant between the respondent and himself. The petitioner wishes to produce these documents to prove that the land has been acquired. It is not in dispute that the petitioner admitted the relationship of the landlord and tenant between the respondent and himself.

In a rent petition, the question is required to be decided whether a person is a landlord or not. The expression 'landlord' is not synonymous with the owner.

Hence, no ground to interfere is made out.

Dismissed.

All the pending miscellaneous applications, if any, are also disposed of.

**March 29<sup>th</sup>, 2022**

*Ay*

**(ANIL KSHETARPAL)  
JUDGE**

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