



IN THE HIGH COURT OF JUDICATURE AT BOMBAY
CIVIL APPELLATE JURISDICTION
WRIT PETITION NO.5343 OF 2026

Ranjit Kumar Singh

...Petitioner

V/s.

Sudhir Agrawal

...Respondent

Mr. Dilip Shinde with Mr. Mohan Kumbhar and Mr. Vinay Chavan for the
Petitioner.

CORAM: SANDEEP V. MARNE, J.

DATED: 20 APRIL 2026.

P.C.:

1) Petition challenges order dated 30 October 2025 passed by the Competent Authority under the Maharashtra Rent Control Act, 1999, by which the Competent Authority has allowed the Application filed by the Licensor for deciding the eviction proceedings ex-parte.

2) I have heard Mr. Shinde, the learned counsel appearing for the Petitioner and considered the submissions canvassed by him.

3) Admittedly the license has expired on 25 September 2025. Mr. Shinde however, submits that before expiry of the license, Respondent-Licensor filed eviction proceedings in June-2025. However, upon being queried by the Court, he fairly admits that before filing of the eviction

proceedings, the Licensor had terminated the license. Be that as it may. Even otherwise, the License has expired on 25 September 2025.

4) It is sought to be contended on behalf of the Petitioner that there is oral agreement for sale of the premises and that the Petitioner has paid an amount of Rs.8,00,000/- to the Respondent. If that is the case it would be open to the Petitioner to file Suit for specific performance. However, on that ground the Petitioner cannot continue to hold possession of the licensed premises. His entry in the licensed premises is linked to the license and not to the alleged Agreement for Sale.

5) Even otherwise the Petitioner admittedly did not file application for leave to defend within a period of 30 days of receipt of notice. Therefore, no interference is warranted in the impugned order. Writ Petition is accordingly **rejected**.

[SANDEEP V. MARNE, J.]