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C.p.c Schedule I Appx.D.No.1
Original Decree of the plaint
(O.20,R.6-7)

(Form No 1 - *schedule 1*)

FINAL DECREE

(O. 20–R.6-7)

In The Court Of Principal Civil Judge at Talod,
Dist. Sabarkantha

Regular Civil Suit No. 07 / 2016

Exh.: 161

Plaintiff : Patel Ronakbhai Ajitbhai,
Address : Desainagar Society,Talod,
Ta.: Talod, Dist.: Sabarkantha.

// VERSUS //

Defendants : Rajanikant Dharamchand Doshi,
Age: Adult, R/O: Talod, Sabarkantha.

:: Suit for Eviction- ::

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Appearance :
Learned advocate Mr. G.M.Patel for the plaintiff.
Learned advocate Mr. R.H.Patel for the defendants.
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1. The present suit has been filed by the plaintiff seeking
eviction of the defendant from the shop on following grounds
- (i) bona-fide personal requirement of plaintiff, (ii) that the
defendant is tenant in arrear, and (iii) that the defendant
has,without consent of the plaintiff, permanently altered the

premises.

2. After the institution of the suit, summons was issued to the defendant, which was duly served upon him and the defendant appeared through his advocate and filed written statement.

3. The brief facts of the plaint are as follows— the plaintiff is the owner of a shop situated in the vicinity of Talod Bazar C.S.No. 2437 measuring 20.17 square meters (the shop is hereinafter referred to as suit premises). That the defendant is the tenant of the suit premises since 1982 and its monthly rent is Rs.1105/-. The suit premises were rented to the defendant for business purposes. That after the letting of suit premises to the defendant, the defendant has acquired properties in Talod in his and his wife's name. That the defendant has bought a land bearing C.S.No.2453 measuring 117.80 sq. meters in the name of his wife and has constructed a two-storey building wherein the defendant runs business in the name and style of Sangam Networks. That

the defendant, during the tenancy of suit premises, has purchased land bearing C. S.No.2875, over which the defendant has constructed a house and that the defendant has purchased immovable property in Mahiyal village in the name of his wife. That the defendant has also purchased a shop situated in talod bearing C.S.No.2998 out of which shop no. GF/3 admeasuring 13.20 sq.meters in the name of his daughter-in-law. It is the say of the plaintiff that the defendant does not need the suit premises for business for he has purchased several other properties. The plaintiff further averred that the defendant's has without the consent of plaintiff has permanently altered the suit premises by constructing a wall on both the sides, admeasuring two feet in length, up to the ceiling of the first floor and thereby extended the shop by two feet and has put a door on the newly constructed walls; that this act of the defendant is illegal and therefore he does not want to the defendant as his tenant. The plaintiff also averred that the defendant has not

paid rent of the premises since April 2013 due to which he has become tenant in arrears.

4.The plaintiff further averred that he has no job or occupation as of now and that he genuinely requires the suit premises to start a business in Talod.

5.The plaintiff averred that he had executed the registered sale deed of the suit premises to one Vishnubhai Gandadal Patel on 30/07/2014 but the sale was not executed and the sale deed was cancelled on 16/04/2015.

6.The plaintiff averred that he has sent the statutory notice to the defendant through his advocate on 26/12/2015, of which the defendant has filed a bogus reply and that since the defendant has not evicted the suit premises and neither paid the rent therefore, the plaintiff has filed the present suit.

7.Thus, the plaintiff was constrained to file the present suit wherein he has prayed for eviction of defendant from suit premises.

8. Per contra, the defendant in his written statement filed

vide exhibit-11 has mainly denied the averments made in the plaint and submitted that the plaintiff has falsely claimed that the suit premises is required for his personal use. That the defendant is not a tenant in arrear for he has been paying the rent regularly. The defendant averred that he is the tenant of suit premise from 1982, since the time of plaintiff's father, and since then he is carrying business at suit premise in the name and style of Sabarkantha in Radio Electric Corporation. The defendant further averred that apart from the suit premise the defendant does not have any other place to carry out business. That he did not alter the suit premise without the consent of plaintiff. Hence, the defendant prayed to dismiss the suit.

This suit came before Mr. Sunil Chaudhary, Principal Civil Judge, Talod, for interim hearing in presence of Mr. G.M.Patel Ld. Adv. For the plaintiff and Mr. R.H.Patel Ld. Adv. For the defendant upon that following final order ex-160 is passed:

:: ORDER ::

- . The suit filled by the plaintiff is hereby dismissed.
- . The Plaintiff shall bear the costs of the suit.

Signed and Pronounced in the Open Court today on
this 1st day of April, 2026.

Place : Talod
Date :01/04/2026

Sd/
(SunilChaudhary)
Principal Civil Judge,
S. K. @ Talod
Judge Code No.(GJ01378)

MEMO OF COST

Plaintiff		Defendant	
Court fee stamp	3900	Court fee stamp	00
Stamp for vakalat	2	Stamp for vakalat	02
Pleader fee	1947	Pleader fee	1947
Process fee	00	Process fee	00
Comissioner's fee	00	Comissioner's fee	00
TOTAL	5849	TOTAL	1949

Given under my hand and the seal of the Court, on this 01st
Day of April, 2026.

Prepared by

Checked by

Sd/
Assistant

Sd/
Supritendent

Sd/
(Sunil Chaudhary)
Principal Civil Judge,
S.K.@Talod
Judge Code No. (GJ01378)