

**IN THE RENT CONTROL COURT , CHERTHALA**

**Present: Sri. Rovin Rodrigues., Principal Munsiff**

**Tuesday, the 17<sup>th</sup> day of March, 2026 /26<sup>th</sup> Phalgunam, 1947.**

**RCP No. 19/2025**

(Filed on 10.06.2025)

**Petitioner:-**

P.Krishna Prasad, aged 62,  
S/o Parameswaran Nair, Gokulam, Varanad P.O,  
Kokkothamangalam Village, Cherthala.

*By Adv. Geetha.S.Nair*

**Respondents:-**

1. Bajaj Finance Ltd.,  
Bajaj Finsery Corporate Office, 4<sup>th</sup> Floor, Off. Pune  
Ahmedabad Road, Viman Nagar, Pune 411 014  
Maharashtra, represented by its Managing Director
2. Manager, Bajaj Finsery Corporate Office,  
Thiruvathukkal Enclave, Muttam Bazar,  
Cherthala.P.O, Alappuzha.

*By Adv.Sarun.K.Idicula and Adv.Snehamol.P*

This Rent Control Petition having been finally heard on 17.03.2026 and the court on the same day passed the following :-

**ORDER**

Petitioner present. Respondent represented. Petitioner filed proof affidavit. Counsel submits key was handed over. Counsel submits they have not executed re-conveyance.

On perusal of the registered lease deed dated 20/02/2023, it is seen that there is an arbitration clause mentioned at page 27. Condition No.22 in the deed reads as follows: "In case of a dispute between the Lessor and Lessee, the same shall be referred to the arbitration by a sole arbitrator to be appointed by the Lessee".

Hence, this Court has no Jurisdiction to decide this Rent Control Petition. Consequently Rent Control Petition is dismissed.

*(Pronounced by me in the open Court on this the 17<sup>th</sup> day of March, 2026)*

Sd/-  
Rovin Rodrigues  
Principal Munsiff  
Rent Control Court

**Appendix** :- Nil

Sd/-  
Principal Munsiff  
Rent Control Court