

**IN THE COURT OF THE ADDITIONAL DISTRICT JUDGE – I/
RENT CONTROL APPELLATE AUTHORITY, NORTH PARAVUR**

Present:- Sri. Jayaraj M.P., Additional District Judge – I/
Rent Control Appellate Authority

Wednesday, the 12th day of November, 2025/ 21st Karthika, 1947.

I.A.No.2/2025 in RCA No.11/2025

Appellant:-

Out Look Mens Wear, Aluva Municipality XIII/598
(Old XVIII/402), (Mokath Square, Bay-pass Road,
Aluva), Aluva P.O., Pin - 683 101, Proprietor,
Abdul Rahim, aged 43 years, S/o.C.K.Aliyar,
Chavayarkattu Valiya Parambil House, Edayapuram
Kara, Aluva East Village, Aluva Taluk.

By Advs.K.M.Nasarudheen, Abdul Khder T.S., C.S.Sahina

Respondent:-

Subaida Beevi, aged 48 years, D/o.Aboobacker,
Mokkath House, Aluva P.O., Pin – 683 101, Aluva
Kara, Aluva West Village now W/o.N.M.Ashraf,
Nambillipadath House.

By Adv.T.R.Ramanathan.

This petition filed under Section 5 of the Limitation Act 1965 to condone delay the delay of 107 days.

This petition having been heard on 12.11.2025 and the Court on the same day passed the following:-

ORDER

Application to condone delay.

2. Petition is filed to condone delay of 107 days in filing the rent control appeal. According to the petitioner, the delay in preferring the appeal occurred as he could not contact his lawyer due to the illness of his father.

3. Counter filed opposing the petition. As per the counter, there is delay of 222 days. It is stated that petitioner had received notice in EP before 22.09.2025, filed OP 2737/2025 before Hon'ble High Court for stay and no steps seen taken to prefer appeal in time.

5. No evidence adduced by either sides.

6. Heard both sides.

7. The reasons mentioned for delay is not substantiated by evidence. However, the petitioner is to be given a further opportunity to contest the appeal, which can be on terms. Learned counsel for both sides also agreed that this petition can be disposed of on condition of payment costs.

8. Hence this petition is allowed on condition that the petitioner shall pay costs Rs.2000/- to the respondent.

Pronounced in open court on this the 12th day of November, 2025.

Jayaraj M.P.
Additional District Judge -I/
Rent Control Appellate Authority.

Appendix:- Nil

Additional District Judge -I/
Rent Control Appellate Authority.

Typed by: Siji
Comp. By: Vijitha

I.A.No.2/2025 in RCA

No.11/2025

ORDER

Dated: 12.11.2025