

15.07.2010 and to pay the rent in the 15th day of every succeeding months and obtain receipts. It is specifically stipulated in the kachit that there is no authority to transfer the room except by vacating it directly to the petitioner. The 1st respondent transfer the room to the 2nd respondent on additional rent without the knowledge or consent of the petitioner.

3. The petitioner's son Fairoos Abdul Rahiman is returned from gulf and remains unemployed. Fairoos Abdul Rahiman is not having any job. Fairoos Abdul Rahiman is intending to start some income generating business of Hotel and coolbar in the petition schedule room. As such he is in absolute need of the above said rooms for starting business. There are no other vacant rooms in petitioner's possession. As such the petitioner bona fide needs the building for starting business for the petitioner's son Fairoos Abdul Rahiman who is depending upon the petitioner.

4. On 27.06.2023 the petitioner caused to issue a lawyer notice to the respondent seeking surrender of vacant possession. But the respondent not vacated the petition schedule room. Hence, this RCP is filed.

5. Respondents name called absent and set ex-parte.

6. Petitioner's son was present and he was examined as PW1. He filed proof affidavit in lieu of the chief examination in tune with the petition averments. He has produced Ext.A1 to A8 were marked.

7. petition stands proved by the affidavit filed by the petitioner and through Exts.A1 to A8. Ext.A1 is the rent agreement between the petitioner and the respondent, Ext.A2 is the lawyer notice, Ext.A3 and A4 are postal receipts, Ext.A5 and A6 are the acknowledgment card. Ext.A7 is the reply notice, Ext.A8 is the application given by the 2nd respondent to the petitioner. The oral evidence of PW1 and the documents produced by him remain unchallenged. As such, I find that the petitioner has established its case and is entitled to a decree as

prayed for.

In the result, the petition is allowed with costs under Section 11(i),11(3), 11(4)(i) of the Kerala Building (Lease and Rent Control) Act, 1965 as follows:-

1. Respondents are directed to surrender vacant possession of the petition schedule room within two months from the date of this order failing which the petitioners are at liberty to get the order executed through the process of the court.

2. The respondents are directed to pay the costs of the proceeding to the petitioner.

(Dictated to the Confidential Assistant, transcribed and typed by her, corrected and pronounced by me in open court, this the 13th day of March, 2026).

Sd/-

RENT CONTROL COURT (MUNSIFF).

Petitioner's Exhibits:

A1	15.06.2010	Rent Kachit
A2	27.06.2023	Copy of Lawyer notice
A3	12.07.2023	Postal receipt
A4	12.07.2023	Postal receipt
A5	...	Postal Acknowledgment
A6	...	Postal Acknowledgment
A7	25.07.2023	Copy of reply notice
A8	02.10.2023	Application

Petitioner's Witness:

PW1 : Fairoos Abdul Rahman

Sd/-

RENT CONTROL COURT(MUNSIFF).