

IN THE COURT OF THE RENT CONTROL, TIRUR
Present: Sri. SANU C., PRESIDING OFFICER (MUNSIFF)
Tuesday, the 21st day of October, 2025
the 29th day of Aswina, 1947
INTERLOCUTORY APPLICATION No.1 OF 2024 IN
RENT CONTROL PETITION No.08 OF 2023

Between:

Aramughan,
S/o. Krishnan, Koppaparambath House,
Thrikandiyur amsom desom, Thrikandiyur P.O.,
Punartham, Police Lane, Tirur Taluk. } Petitioner
Respondent

And :

Praseetha,
W/o. Vinod Kumar, Kunnanath House,
Thozhuvanoor amsom desom, Tirur Taluk. } Respondent
Petitioner

This petition having been finally heard on 22-09-2025 before me in the presence of Sri.M.A.Ismail, Advocate for the petitioner and of Sri.E.K.Noushad, Advocate for the respondent and the court on 21-10-2025 passed the following;

ORDER

This is an application filed for issuing direction to produce documents.

2. **The case of the petitioner is as follows:** The petitioner is the respondent in the above RCP. The RCP is filed under section 11(2), 11(3) and 11 (5) of the Kerala Buildings (Lease and Rent Control) Act, 1965. It is contended that the house mentioned in the RCP was rented to the respondent for ₹8,000/- (Rupees Eight Thousand only) per month. However, from verifying the above RCP, the petitioner/respondent was able to understand that the petitioner had not presented such a rental agreement to the court. The production of the above said rental

agreement, the title deed of the property on which the house is situated and building tax receipt paid for the said house before the court is very essential for the just decision of the above case. The petitioner/respondent has stated that the respondent/petitioner owns her own house and properties and has filed the petition by concealing them. The respondent/petitioner's ration card should also be produced before the court to prove that the respondent/petitioner has other assets and a house. Therefore, it is necessary to produce the said documents, otherwise irreparable injury will be caused to the petitioner. Hence the petition.

3 The Respondent/petitioner opposed the application and filed counter stating that there is no bonafides in the petition. The respondent contended that the respondent/petitioner has not concealed the fact that she owns her own house. The main need of the respondent and her family is to shift her residence to the place where the petition schedule house is located, which is a place with all the conveniences. Respondent further contended the above mentioned documents were not available to the petitioner and that copies of the documents could not be obtained or produced in court, and that the contention in the petition was false and baseless. The agreement regarding the petition schedule property has been produced before the court and the title deed number of the petition schedule property has been mentioned in the petition. The petitioner has no difficulty in obtaining copies of all the documents. Hence the petition is liable to be dismissed.

4. Heard both sides.

5. On the basis of submission of the learned counsels and considering the facts and circumstances of this case, this court is of the view that production of the above said documents is expedient. It is pertinent to note that, the agreement regarding the petition schedule property has been produced in court and the title deed number of the petition schedule property has been mentioned in RCP 8/2023. In the above circumstances, this court is of the view that the production of the documents of building tax receipt of petition schedule building, and ration card in the name of the respondent/petitioner is expedient to dispose of the case.

In the result, the petition is allowed in part as follows:

- 1) The petitioner is directed to produce the building tax receipt of petition schedule house.
- 2) The petitioner is directed to produce the ration card in the name of the petitioner.
- 3) No order as to costs.

(Dictated to the Confidential Assistant, transcribed and typed by her, corrected and pronounced by me in open court, this the 21st day of October, 2025).

PRESIDING OFFICER (MUNSIFF),
RENT CONTROL COURT, TIRUR.

*Typed by : Krishnakumari V
Compared by 1). 2).*

Fair Order in IA 1/2024 in
R.C.P. 08/2023 Dated. 21-10-2025
