

BEFORE THE RENT CONTROL COURT
(MUNSIFF-MAGISTRATE'S COURT), PATTAMBI

Present:- Smt.Neema Noor Mohamed, Rent Controller (Munsiff-Magistrate)

Wednesday, the 03rd day of June, 2026/13th Jyeshtha, 1948.S.E.

RENT CONTROL PETITION No.4/2024.

Between:-

Muhammed Shereef, aged 55 years, S/o. Aali Muhammed,
Sankethathil House, Koppam Panchayath, Koppam Post,
Pattambi Taluk. : Petitioner

And:-

Kamarunneesa, aged 40 years, D/o. Ali, Pulakkal House,
Near Udayam Club. Kuruthikundu Road, Koppam Grama
Panchayath, Pulassery Post, Pattambi Taluk. : Respondent

This petition coming on this day for final hearing before me in the presence of Sri.Surjith Kottayil & Sri.Tharundath, advocates for the petitioner and of Smt.V.K Smitha, advocate for the respondent and this court on the same day passed the following:

ORDER

The petition is filed under section 11(2)(b) of the Kerala Buildings (Lease and Rent Control Act) for eviction.

2. Both side represented. Mediation report received settled. RCP allowed as per the terms of mediation agreement as follows:-

1. The petitioner and the respondent have amicably settled the dispute before the Mediator.

2. As per the settlement, the respondent shall be entitled to reside in the petition schedule house as tenant for a period of one year from the date of mediation agreement. During this period, the respondent shall pay a monthly rent of ₹2,500/- (Rupees Two Thousand Five Hundred only) to the petitioner without default. The monthly rent shall be paid on or before the 5th day of every month.
3. The arrears of rent outstanding up to the date of settlement, amounting to ₹15,000/-, shall be paid by the respondent as ₹10,000/- on or before 30/06/2026, and ₹5,000/- on or before 30/07/2026.
4. It is further agreed that if the respondent fails to pay the monthly rent or arrears within the stipulated time, such default shall be treated as a default under the Rent Control Act, and the petitioner shall be entitled to file an execution petition before the Court seeking eviction of the respondent from the petition schedule house.
5. It is also agreed that upon expiry of one year from the date of settlement, the respondent shall vacate the petition schedule house, remove all personal belongings, hand over the key, and deliver vacant possession of the house to the petitioner. In the event of failure to do so, the petitioner shall be entitled to initiate execution proceedings for recovery of possession of the petition schedule property in accordance with this mediation agreement.

6. Mediation agreement shall form part of the decree.

Pronounced by me in open court, this the 3rd day of June, 2026.

Sd/-
**Presiding Officer,
Rent Control Court,
Munsiff-Magistrate
Pattambi.**

Witness examined and exhibit marked on both sides :

:- Nil

Sd/-
**Presiding Officer,
Rent Control Court,
Munsiff-Magistrate
Pattambi.**

*Copied by : Sulochana.M.
Compared by : Sivadasan.M.V.*

(True copy)

**Presiding Officer,
Rent Control Court,
Munsiff-Magistrate
Pattambi.**

Fair/Copy of Order in
RCP. 4/2024
Dated: 03.06.2026