

2026:JHHC:11729

IN THE HIGH COURT OF JHARKHAND AT RANCHI
W.P. (C) No. 2787 of 2026

Swaran Singh, aged about 84 years, Son of Late Mana Singh, Resident of H. No.11B Singh Bari, Gauri Shankar Road, P.O. & P.S.-Jugsalai, Jamshedpur, Dist.-East Singhbhum

.... Petitioner(s).

Versus

1. The State of Jharkhand
2. The Secretary, Department of Registration Revenue and Land Reforms. Govt. of Jharkhand, office at Project Building, P.O. P.S.-Dhurwa, Dist.-Ranchi.
3. The Divisional Commissioner, Kolhan (Singhbhum) Division, Chaibasa, P.O. & P.S. Chaibasa, District- West Singhbhum.
4. The District Magistrate-cum-Deputy Commissioner, East Singhbhum at Jamshedpur, P.O. & P.S. Jamshedpur, Dist.-East Singhbhum.
5. The Sub Divisional Officer-cum-House Rent Controller, Dhalbhum, P.O. & P.S. Dhalbhum, Dist. East Singhbhum
6. Bikram Singh, Son of Late Raj Narayan Singh, Resident of Yashoda Enclave, M.E. School Road, P.O. & P.S.-Jugsalai, Town-Jamshedpur, Dist.-East Singhbhum.

... Respondents.

CORAM : SRI ANANDA SEN, J.

For the Petitioner(s)	: Mr. Birendra Kumar, Advocate
For the Respondent	: Mr. Ankit Kumar, AC to SC-I

6/ 21.04.2026: Heard, learned counsel for the parties.

2. By filing this writ petition, petitioner has prayed to quash the entire proceeding in H.R.C. Case No. 03 of 2025.
3. It is the case of the petitioner that the eviction proceeding under the Jharkhand Building (Lease, Rent and Eviction) Control Act, 2011, so far as this property is concerned cannot be initiated by the Sub-Divisional Officer. He submits that the Sub-Divisional Officer has initiated the proceeding to evict the petitioner and the matter is still pending. It is his grievance that he has filed an application questioning the maintainability of the said petition, but the same has not been taken note of.
4. Considering the submission of the petitioner and the order which I intend to pass, it is not necessary to ask for the counter affidavit or to give notice to the private respondents.
5. The Sub-Divisional Officer, who is the Rent Controller, is directed to frame the issue of maintainability as one of the issues, and proceed with the

matter and decide the same. The issue of maintainability will also be addressed by the Officer concerned.

6. With the aforesaid observation, the instant writ petition stands disposed of.

7. Pending I.A, if any stands disposed of.

(ANANDA SEN, J.)