

IN THE HIGH COURT OF JHARKHAND AT RANCHI
W.P.(C) No.1880 of 2026

Anil Kumar Khandelwal, S/o Ram Rich Pal Khandelwal, resident of Boddam Bazar, Mahavir Asthan Chowk, P.O. Hazaribag, P.S. Sadar, District Hazaribag. **... .. Petitioner**

Versus

1. The State of Jharkhand.
2. The Secretary, Revenue, Registration and Land Reforms Department, Government of Jharkhand, Project Building, Dhurwa, Ranchi, P.O. & P.S. Dhurwa, District Ranchi.
3. The Deputy Commissioner, Hazaribag, P.O., P.S. & District Hazaribag.
4. The Khas Mahal Officer, Hazaribag, P.O., P.S. & District Hazaribag.

... .. Respondents

CORAM : SRI ANANDA SEN, J.

For the Petitioner(s) : Mr. Ankur Kumar, Advocate
 Ms. Neha Pandey, Advocate
 Mr. Lal GRN Shahdeo, Advocate

For the Respondent(s): Mr. Vincent Rohit Marki, JC to AAG-III
 Mr. Sahbaj Aktar, AC to AAG-III

03/ 08.04.2026

By filing this writ petition, the petitioner has prayed for the following reliefs:-

"for issuance of a writ of or in the nature of mandamus or any other appropriate writ/writs, order/orders, direction/directions for directing and commanding upon the respondents particularly Respondent No.3, the Deputy Commissioner, Hazaribag to renew the lease of Khas Mahal land (Renewal Case No.174/07-08) in favour of the petitioner from 01.04.2008 to 31.03.2038, as the petitioner is in possession of the land and utilizing the same since 01.04.1948 but the respondent authorities are not taking pain to renew the lease.

AND/OR

For directing and commanding upon the respondents to take a decision on the representation of the petitioner for renewal of lease of Khas Mahal land (Renewal Case No. 174/07-08) in his favour from 01.04.2008 to 31.03.2038."

2. Heard learned counsel representing the petitioner and learned counsel representing the respondents.

3. It is the case of the petitioner that the *Khas Mahal* land of Mouza Cantonment, Thana No.157, Holding No.335, Plot 5, Rakba-301, 302, 304 and 305 (Rakba land), is recorded in the name of mother of this petitioner. The petitioner's family is in possession of the aforesaid land since April, 1948. Before the lease got lapsed, the renewal application had already been filed, which was registered as Renewal Case No.174/07-08.

3.1. It is the grievance of the petitioner that the respondents have not taken any decision on the aforesaid Renewal Application and the same is still pending, for which the petitioner has approached this Court to direct the respondents to take an appropriate decision on the Renewal Application.

4. Since the land is a *Khas Mahal* land, which is leased out and as there is no dispute that renewal of *Khas Mahal* lease granted under the provisions of *Khas Mahal* Manual, is a right granted to the lessee subject to limitations mentioned in terms of the lease or as laid down under the provisions of *Khas Mahal* Manual, the respondents are directed to take an appropriate decision in respect of renewal of the lease in favour of the lessee, and in case of death of the lessee, in the name of his / her legal heirs.

5. With the aforesaid direction, this writ petition stands **disposed of.**

(ANANDA SEN, J.)

08th April, 2026
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