

**HIGH COURT OF JUDICATURE FOR RAJASTHAN
AT JODHPUR**

S.B. Civil Writ Petition No. 4153/2026

CNR: RJHC010185432026

URN: CW / 7600U / 2026

Ramchandra S/o Late Shri Kishan Lal, Aged About 62 Years,
Resident Of Sujandesar Road, Near Bhattar School, Purani Line,
Gangashahar, Bikaner.

-----Petitioner

Versus

Kanhaiya Lal S/o Late Shri Kishan Lal Maru, Resident Of
Sujandesar Road, Near Bhattar School, Purani Line,
Gangashahar, Bikaner.

-----Respondent

For Petitioner(s)	:	Mr. Surendra Singh Choudhary
For Respondent(s)	:	-

HON'BLE MR. JUSTICE FARJAND ALI

Order

03/07/2026

1. The instant writ petition has been preferred under Articles 226 and 227 of the Constitution of India assailing the judgment and order dated 29.11.2025 passed by the learned Rent Appellate Tribunal, Bikaner in Rent Appeal No.62/2023, whereby the appeal preferred by the petitioner came to be dismissed and the judgment and decree dated 19.09.2023 passed by the learned Rent Tribunal, Bikaner in Original Application No.379/2015, decreeing the eviction application filed by the respondent-landlord on the ground of bona fide and reasonable necessity under the provisions of the Rajasthan Rent Control Act, 2001, came to be affirmed.
2. Heard learned counsel for the petitioner.

3. Learned counsel for the petitioner made an endeavour to assail the impugned orders passed by the learned Rent Tribunal as well as the learned Rent Appellate Tribunal. However, despite his submissions, he could not point out any jurisdictional error, perversity, illegality or material irregularity warranting interference by this Court in exercise of its extraordinary supervisory jurisdiction under Articles 226 and 227 of the Constitution of India. The findings recorded by the learned Rent Tribunal, as affirmed by the learned Rent Appellate Tribunal, are pure findings of fact based on proper appreciation of the pleadings and evidence available on record. The impugned orders are well-reasoned and do not suffer from any infirmity calling for interference by this Court.

4. Faced with the inclination of the Court not to interfere with the concurrent findings recorded by the courts below, learned counsel for the petitioner fairly confined his prayer to grant of reasonable time to vacate the suit premises.

5. Having regard to the overall facts and circumstances of the case, the nature of the premises, the period for which the petitioner has remained in possession, and in order to balance the equities between the parties, this Court deems it just and proper to grant the petitioner eighteen (18) months' time from today to hand over peaceful and vacant possession of the suit premises to the respondent, subject to the following conditions:

(i) The petitioner shall file an undertaking before the learned Rent Tribunal within four weeks from today stating that he shall peacefully hand over vacant and peaceful possession of the suit

premises to the respondent on or before expiry of the aforesaid period and shall not seek any further extension.

(ii) The petitioner shall continue to pay mesne profits/rent, as determined or last paid, by the 15th day of every succeeding month, without default, till delivery of possession.

(iii) The petitioner shall neither create any third-party interest nor part with possession of the suit premises in favour of any person during the aforesaid period.

(iv) The petitioner shall not make any structural alteration or cause any damage to the suit premises.

6. It is made clear that in the event of breach of any of the aforesaid conditions or failure to file the undertaking within the stipulated period, the benefit of this order shall stand vacated automatically and the respondent shall be at liberty to execute the decree forthwith in accordance with law.

7. Subject to the aforesaid directions, the writ petition stands dismissed. All pending applications, if any, also stand disposed of.

(FARJAND ALI),J