

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

S.B. Civil Writ Petition No. 22690/2025

Bhanwarlal S/o Late Phusaram, Aged About 50 Years, R/o  
Hospital Road, Bikaner.

-----Petitioner

Versus

Gopal Krishna Maru S/o Pannadas Maru, R/o Gopal Sadan,  
Hospital Road, Bikaner.

-----Respondent

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For Petitioner(s) : Mr. H.S. Shrimali

For Respondent(s) : -

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**HON'BLE MR. JUSTICE MUKESH RAJPUROHIT**

**Order**

**24/02/2026**

1. Learned counsel for the petitioner submitted that the respondent has filed a suit for eviction on bonafide necessity. However, during the pendency of the suit, the respondent himself has rented out three other shops and, therefore, the petitioner has preferred an application under Order XI, Rule 12 and 14 read with Section 21 of the Rajasthan Rent Control Act, 2001 seeking to take these rent agreements on record. The learned Rent Tribunal, however, rejected the said application while observing that these rent agreements are not relevant at this stage.

2. Learned counsel for the petitioner while relying upon the judgment of a Coordinate Bench at Jaipur rendered in the case of ***Arun Kumar Vs. Dharmchand Jain & Anr.*** reported in ***2016(3) WLC (Raj.) 338***, submitted that this Court has settled the issue that if any suit for eviction is filed on bonafide necessity

and during pendency of the suit, the property is rented out, the document furnished by the applicant shall be taken on record.

3. The matter requires consideration.

4. Issue notice. Issue notice of stay application also, returnable within a period of four weeks.

5. In the meanwhile, further proceedings in Civil Case No.100/2019 pending before the learned Rent Tribunal, Bikaner shall remain stayed.

**(MUKESH RAJPUROHIT),J**

29-Ramesh/-