

**117 IN THE HIGH COURT OF PUNJAB AND HARYANA AT CHANDIGARH****CR No.3210 of 2025 (O&M)****Date of Decision: May 26, 2025****Karan Singh****. . . . Petitioner**

Vs.

Naresh Kumar

**. . . RESPONDENT****CORAM: HON'BLE MR. JUSTICE DEEPAK GUPTA****Present:-** Mr. Himanshu Sharma, Advocate for the petitioner.**DEEPAK GUPTA, J.**

Petition under Section 13 of the Haryana Urban (Control of Rent & Eviction) Act, 1973 filed by landlord - Naresh Kumar (*respondent herein*) seeking ejection of tenant - Karan Singh (*petitioner herein*) from the demised shop was allowed by the Rent Controller vide order dated 21.12.2021 on the ground of bonafide necessity of the landlord. The appeal filed by the said tenant has been dismissed by the Appellate Authority, Narnaul vide order dated 14.01.2025.

2. Against the aforesaid concurrent findings, the tenant has now approached this Court by way of the present revision.

3. It is contended by learned counsel for the petitioner that landlord concealed the material fact regarding occupying other premises in the urban area of Narnaul town and therefore, the petition has been wrongly accepted.

4. The Courts below have found that the landlord required the demised shop for starting his business and for personal necessity and that he had already got vacated the adjoining shop as the landlord wanted to

demolish all the shops and the rooms constructed over the demised shop for starting the business by reconstructing the shops. As rightly observed by the Courts below, the tenant cannot dictate to the landlord as to how he should adjust himself. The landlord, who was earlier employed in the Ministry of Statistics and Programme Implementation of the Government of India, had already retired from service in January, 2017. His daughter was 100% physically handicapped and dependent upon him and as such, landlord wanted to start his own business to augment the income. The need projected by the landlord has been found by the Courts below to be bonafide.

**4. This Court does not find any illegality or perversity in the impugned order, warranting any interference. Finding the present revision petition to be devoid of any merit, the same is hereby dismissed.**

**May 26, 2025**

*Sarita*

**(DEEPAK GUPTA)**

**JUDGE**

Whether speaking/reasoned?

Yes/No

Whether reportable?

Yes/No