**FORM ‘A’ OF RULES UNDER DELHI RENT CONTROL ACT, 1958.**

**Before the Rent Controller, Delhi**

IN THE COURT OF THE....................

........................................................................ Petitioner

*versus*

........................................................................ Respondent

**Application for Fixation of standard rent/increase of standard
rent/eviction of tenant**

Under Section 14(l)(h) of the Delhi Rent Control Act

(Strike out whatever is inapplicable)

| 1 | 1. Municiple No. of the premises and name if any | (give particulars of premises) |
| --- | --- | --- |
| 2 | 2. Street and Municipal ward or division in which the premises are situated | As above |
| 3 | 3. (a) Name and address of the landlord(b) Name and address of the tenant/ tenants. |  |
| 4 | 4. Whether the premises are residential or non-residential. | Residential |
| 5 | 5. In the case of residential premises, the number of persons occupying the same and in the case of non-residential premises the purpose for which these are used and the number of employees if any, working therein. |  |
| 6 | 6. Whether any furniture is supplied by the landlord | No |
| 7 | 7. Details of fittings if any, provided by the landlord. | Electricity, water and sanitary fittings, eat. |
| 8 | 8. Details of accommodation available together with particulars as regards ground area garden and out houses if any (Plan to be attached). | Set out herein details of accommodation  |
| 9 | 9. Whether the premises are occupied by a single tenant or by more than one tenant. |  |
| 10 | 10. Amenities available in regard to lighting, water, sanitation and the like. | Water, electricity & sanitation. |
| 11 | 11. Monthly rent together with details of house tax, electricity, water, and other charges paid by the tenant. | Rs….. per month excluding electricity and water charges |
| 12 | 12. (a) Date of completion of construction of the premises and the cost thereof.(b) Whether completion report was obtained from the local authority and |  |
| 13 | 13. Rateable value as entered in the last property assessment book of the Delhi Municipal Corporation, New Delhi Municipal Corporation, New Delhi Municipal Committee or the Delhi Cantonment Board, as the case may be. | As per municipal record. |
| 14 | 14. Date on which the premises were let to the tenant and details of agreement, if any, with the landlord (Attested copy of the agreement to be attached). |  |
| 15 | 15. Whether the rent of the premises has been fixed under the New Delhi House Rent Control Order, 1939, or the Delhi Rent Control Ordinance, 1944, or the Delhi and Ajmer Marwara Rent Control Act, 1947, or the Delhi and Ajmer Rent Control Act, 1952 or the Delhi Rent Control Act, 1958 & if so the amount of such rent and the date from which it took effect. | Not Applicable. |
| 16 | 16. Whether there are any sub-tenants, and if so, the date of such sub letting, accommodation sub-let, whether with or without the written consent of the landlord and the rent charged from the sub tenant. | Not Applicable. |
| 17 | 17. Whether any additions or alteration have been since the rent was fixed as stated under item No. 15, and if so the date on which such addition or alteration were made, the cost of such addition or alteration and whether they were carried out with the approval of the tenant or of the Controller. | The petition has not inspected the premises |
| 18 | 18. (a) The ground on which the eviction of the tenant is sought.(b) Whether notice required has been given and if so, particulars thereof (Copies of such notice and tenant’s reply if any, should be furnished. | The petitioner is the owner-landlord of the entire premisesNo notice is required. |
| 19 | 19. Any other relevant information. | The Petitioner filed suit bearing No….. in the Court of Shri……….Rent Controler, Delhi. |
| 20 | 20. Relief claimed. | It is prayer that a decree pf eviction may kindly be passed in favour of the petitioner and against the respondents in respect of the entire (more specifically shown in site plane annexed)Any other relief, which the bon’ble Court deems fit and proper may also be granted to the petitioner and against the respondents. |

(Signature of applicant/recognised agent)

Through Advocate

**Date**

**VERIFICATION**

I/we the above named petitioner/petitioner’s recognised agent do hereby verify that the contents of paragraph No..................... to.................... of my above application are true to my/our knowledge and last para is prayer to the court.

Verified at............. this...................., day of.............. 19........... at....................

(Signature of applicant/recognised agent)

**CASE LAW**

The term ‘Landlord’ in Section 21 of the Delhi Rent Control Act, 1958 cannot be understood in a different sense than that in Section 2(e) of the Act.1

Where a landlord inducts a tenant for a limited period after obtaining permission of the controller and he dies before expiry of the period of tenancy the legal representative of the landlord can initiate and continue proceeding for recovery of possession under Section 21 of the Act.2

1. Pukhraj Jain v. Padma Kashyap, A. I. R. 1990 S. C. 1133.

2. A. I. R. 1990 S. C. 525: A. I. R. 1980 S. C. 193: A. I. R. 1984 S. C. 595: A. I. R. 1973 S. C. 1104: A. I. R. 1973 S. C. 2110: A. I. R. 1976 S. C. 2358; Pukhraj Jain v. Padma Kashyap, A. I. R. 1990 S. C. 1133