

Presented on :	06.02.2025
Registered on :	06.02.2025
Decided On :	20.11.2025
Duration :	00Y09M14D

**IN THE COURT OF COMPETENT AUTHORITY RENT
CONTROL ACT, KONKAN DIVISION, AT-MUMBAI.**
(Presided over by Smt. P. A. Rajput)

EVICTIION APP. NO.38 OF 2025

Exh.23

Mr. Sagar Mukund Sandbhor

Age 33 Years, Occupation: Service

R/o: NL-2, Flat No.B-08,

Building No.07, Sector-3, Nerul,

Navi Mumbai-400706

...Applicant

VERSUS

Miss. Alifiya Arshed(Ahmed) Hussain

R/o: Flat No.403, 4th floor,

Baline Dwelling CHS Ltd.,

Plot no.13, Sector-18,

Ulwe, Navi Mumbai-410206

...Respondent

Application Under Section 24 Of The Maharashtra Rent Control Act,
1999

Appearance

Ld. Adv. Shetye & Associates & Ms. Sarita C. Shetye advocates for the applicant

Ld. Adv. Sandip Bhimrao Ahire & Ors. advocates for the respondent.

J U D G M E N T

(Delivered on 20th day of November, 2025)

This is an application filed under Section 24 of Maharashtra Rent Control Act 1999 (Herein after referred as MRC Act) for seeking Eviction, arrears of license fees and damages.

2. During pendency of the present application the applicant and the respondent appeared before this Authority and filed consent terms(Exh.14). As per the consent terms the respondent agreed that she will handover vacant possession of the application premises to the applicant on or before 10.04.2025. The applicant agreed to utilized the security Rs.35,000/- to be adjusted for the outstanding license fee. The respondent further agreed that she will pay the remaining license fee. However, the respondent failed to comply the consent terms. Hence, this Authority on 09.05.2025 granted time to the respondent on her application to comply with the order of this Authority. It was further clarified that consent term will be executed as if order of this Authority.

Till date the respondent failed to comply with the consent terms. Hence, the consent terms needs to be executed. Hence, the order;


O R D E R

1. The application is allowed in terms of consent terms (Exh.14). The consent terms shall form part of this order.
2. The respondent is hereby directed to handover vacant and peaceful Possession of application premises **"Flat No.403, admeasuring about 21.956 sq.mtrs., 4th floor, Baline Dwelling CHS Ltd., Plot no.13, Sector-18, Ulwe, Teh: Panvel, Navi Mumbai-410206"** to the applicant within 30 days from the date of this order.
3. Issue warrant of possession against judgment debtor. The execution officer/process server of this authority is hereby authorized to evict the

judgment debtor and any other person on his behalf residing in the said premises i.e. "Flat No.403, admeasuring about 21.956 sq.mtrs., 4th floor, Baline Dwelling CHS Ltd., Plot no.13, Sector-18, Ulwe, Teh: Panvel, Navi Mumbai-410206" by giving prior notice.

4. It is further directed to evict the person occupying the premises and deliver the same to the decree holder.
5. Police station in charge of the concern police station is hereby directed to provide police aid for the execution. The necessary charges be born by decree holder.
6. If the premises is found locked, the possession be given by breaking open the lock, any article found in the premises be sealed and attached in execution proceeding.
7. The panchnama of the said execution procedure be done in presence of two respectable persons of the locality. The execution is reported to this authority.
8. The applicant to file the statement of outstanding license fee as per the consent terms.

Mumbai
20.11.2025


(Smt. P. A. Rajput)
Competent Authority
Rent Control Act Court,
Konkan Division, Mumbai.