

IN THE COURT OF MUHAMMAD JUNAID ALAM
CIVIL JUDGE-II, TEHSIL COURTS, KALAYA, ORAKZAI

Suit No.....01/Rent of 2025

Date of Original Institution.....03.03.2025

Date of Decision.....10.11.2025

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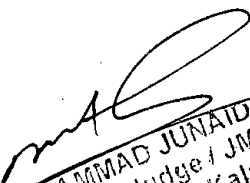
1. MST. BIBI SULTANA WIDOW OF SAYED NASIR HUSSAIN
2. SYED TAQDEER HUSSAIN SON OF SYED NASIR HUSSAIN, BOTH RESIDENTS OF QOM KALAYA SAIDAN, TEHSIL LOWER DISTRICT ORAKZAI.

.....(PLAINTIFFS)

VERSUS

1. MST. BIBI NARGIS WIFE OF SADIQ HUSSAIN,
2. SYED SADIQ HUSSAIN SON OF SYED MAEEN HUSSAIN, BOTH RESIDENTS OF KALAYA SAIDAN, TEHSIL LOWER DISTRICT ORAKZAI.

.....(DEFENDANTS)


MUHAMMAD JUNAID ALAM
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SUIT UNDER SECTION 13 OF THE URBAN RENT RESTRICTION ORDINANCE 1959 FOR EVICTION AND RECOVERY OF RENT AMOUNT OF RS. 180,000/- (RUPEES ONE LAC EIGHTY THOUSAND).

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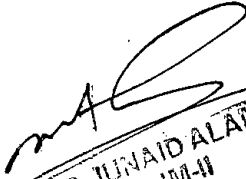
SUMMARY JUDGMENT

10.11.2025

Plaintiff no. 01 in person and as attorney for plaintiff no. 02 alongwith counsel while defendant no. 01 in person alongwith counsel present. Court has decided the instant case through summary judgment on the basis of reconciliation between the parties.

Brief facts of the case in hand are that petitioners/plaintiffs have filed the instant suit against the respondents/defendants under section 13 of the Urban Rent Restriction Ordinance 1959 for eviction and recovery Rs-180,000/- (Rupees one lac and eighty thousand) to the effect that petitioners are the land lord/owner of the house located in Kalaya District Orakzai and respondents are their tenant paying rent of Rs. 5,000/- per month. That petitioners prays for ejectment of the respondents from the suit house on the following grounds.

That the respondent no. 02 is not paying monthly rent of the suit house since June, 2021, despite repeated oral reminders but the defendants and committed willful default in its payment. Petitioner also asked the respondents to vacate the house and hand over the possession to the petitioners and pay the monthly rent of Rs. 5000/- per month, which is still outstanding against respondents since June, 2021 and total of the monthly rent due against respondents is 180,000/-. Furthermore, stated that even though the respondents are not living in the disputed house, but they are not ready to vacate the same nor paying monthly rent since June, 2021. Respondents/defendants were asked time and again to

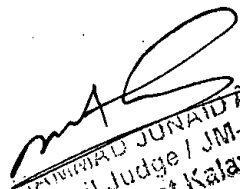

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vacate the house and pay the rent amount, but they refused the same, hence, the instant petition.

Respondents/defendants were summoned. They appeared through attorney and submitted their written statement wherein they raised many legal and factual objections.

Afterwards reconciliation process was initiated between the parties, as a result the court on 28.07.2025, directed the bailiff of to visit the house and hand over the possession of the suit house to petitioners/plaintiffs and also inquire about house articles. Accordingly, bailiff visited the suit house and submitted his detailed report, wherein, the possession of the suit house was handed over to Syed Taqdeer Hussain/petitioner no. 02 and house articles were also handed over to Syed Musarat Hussain/attorney for defendants in the presence of Syed Shoaib Hussain, Syed Raziq Hussain and Razmen Ali.


Today, the case was again fixed for reconciliation between the parties. Parties produced an old compromise deed, which is Ex. PA. On basis of compromise deed Syed Sadiq Hussain was liable to pay of Rs. 30,000/- for 06 months. Both the parties assented to the compromise deed regarding due rent.


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In light of the compromise deed and verbal assent of the parties, it is held that petitioners/plaintiffs have established their claim, hence, the suit in hand is hereby summarily decreed in favor of petitioners/plaintiffs are entitled to the recovery of Rs. 30,000/- (Rupees thirty thousand only). No order as to costs.

File be consigned to record room after its necessary completion and compilation.

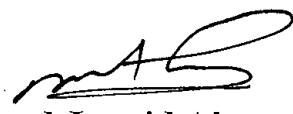
Announced
10.11.2025


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Tehsil Court Kalaya, Orakzai

CERTIFICATE

Certified that this judgment consists of 04 (four) pages, each has been checked, corrected where necessary and signed by me.

Dated: 10.11.2025


Muhammad Junaid Alam,
Civil Judge-II,
Tehsil Court Kalaya, Orakzai