



**SUIT BEFORE THE SMALL CAUSES COURT OR BEFORE THE COURT OF THE CIVIL JUDGE FOR RECOVERY OF POSSESSION ON THE GROUND THAT THE TENANT HAS COMMITTED ACTS CONTRARY TO THE PROVISIONS OF SECTION 108 (o) OF THE TRANSFER OF PROPERTY ACT, 1882 AS ALSO OF 16(1) (a) AND 16(1) (b) OF THE MAHARASHTRA RENT CONTROL ACT, 1999**

IN THE COURT OF SMALL CAUSES, \_\_\_\_\_

OR

IN THE COURT OF THE CIVIL JUDGE (JUNIOR/SENIOR DIVISION)

AT \_\_\_\_\_

R.A.E SUIT NO. \_\_\_\_\_ OF 20\_\_

\_\_\_\_\_ )

Age: \_\_\_\_ years, Occupation: \_\_\_\_\_ )

Indian Inhabitant, residing at \_\_\_\_\_ )

\_\_\_\_\_ )

\_\_\_\_\_ ) ...PLAINTIFF

VERSUS

\_\_\_\_\_ )

Age: \_\_\_\_ years, Occupation: \_\_\_\_\_ )

Indian Inhabitant, residing at \_\_\_\_\_ )



\_\_\_\_\_ )  
 \_\_\_\_\_ ) ...DEFENDANT

**THE PLAINTIFF ABOVE NAMED STATES AS UNDER:**

1. The Plaintiff is an adult, Indian inhabitant residing at address set out in the cause title hereinabove. The Defendant is an adult, Indian inhabitant residing at address set out in the cause title hereinabove.

2. The Plaintiff is the owner and landlord, in respect of residential Flat bearing No. \_\_\_\_\_ admeasuring \_\_\_\_ sq. ft. of carpet area (*consisting of two bedrooms, Hall, kitchen and one bathroom and a gallery having a collapsible gate*) on the \_\_\_\_\_ floor in the said Building known as \_\_\_\_\_ situated at \_\_\_\_\_ (hereinafter referred to as the “**suit premises**”). The Plaintiff craves leave to refer to and rely upon his title deeds in respect of his ownership to the said premises. The said building in which the suit premises is situated is bounded as under:

***(Note: give the description of boundaries)***

3. The Defendant is a monthly tenant of the suit premises. The present rent of the suit premises is Rs.\_\_\_\_\_/ - per month and is not disputed by the Defendant. The Rent Receipt issued by the Plaintiff in the name of the Defendant in respect of the suit premises is annexed and marked as **Exhibit “A”** hereto.

4. Since \_\_\_\_\_, the suit premises is let to the Defendant for residential use only to the Defendant and his family members.

5. (a) In or around \_\_\_\_\_, the Plaintiff learnt that the Defendant has

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