

**Bihar Buildings (Lease, Rent And Eviction) Control  
(Validating) Act, 1959**

**22 of 1959**

**[08 August 1959]**

CONTENTS

1. Short Title And Extent
2. Validation Of Contracts Made Under Bihar Act Iii Of 1947
3. Restoration Of Dismissed Suits
4. Rehearing Of Appeals

**Bihar Buildings (Lease, Rent And Eviction) Control  
(Validating) Act, 1959**

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An Act to validate certain contracts relating to Rent of Buildings. Be it enacted by the Legislature of the State of Bihar in the Tenth Year of the Republic of India as follows:-

**1. Short Title And Extent :-**

(1) This Act may be called the Bihar Buildings (Lease, Rent and Eviction) Control (Validating) Act, 1959. (2) It extends to the whole of the State of Bihar.

**2. Validation Of Contracts Made Under Bihar Act Iii Of 1947 :-**

Notwithstanding anything contained in sub-section (2) of Section 6 of the Bihar Buildings (Lease, Rent and Eviction) Control Act, 1947 (Bihar Act HI of 1947), as it stood before the commencement of the Bihar Buildings (Lease, Rent and Eviction) Control (Amendment) Act, 1955 (Bihar Act XVI of 1955), no contract entered into by a landlord with a tenant in respect of the rent of a building shall be deemed to be invalid by reason only of the fact that the fair rent of such building had not been determined under sub-section (1) of the said section.

**3. Restoration Of Dismissed Suits :-**

Notwithstanding anything to the contrary contained in any other law for the time being in force where any suit relating to any contract referred to in Section 2 has been dismissed by a Court of first instance solely on the ground that the fair rent of the building in respect of which the contract was made, had not been determined, the Court shall, on an application made within six months from the commencement of this Act make an order setting aside its decree and shall proceed with the suit.

#### **4. Rehearing Of Appeals :-**

Notwithstanding anything to the contrary contained in any other law for the time being in force, where in any appeal arising from a suit relating to any contract referred to in Section 2, a decree has been passed dismissing the appeal or dismissing the suit from which the appeal arose, solely on the ground that the fair rent of the building, in respect of which the contract was made, had not been determined, the appellate Court shall on application made within six months from the commencement of this Act, make an order setting aside its decree and shall proceed with the appeal.