



A. No.4598 of 2021 in C.S. No.363 of 1912

S. VAIDYANATHAN, J.

This application has been filed seeking recall of revision of monthly rent made by the respondent in January – February 2020 in respect of the portion measuring 248 sq. ft. occupied by the applicant in Door No.2/189, N.S.C. Bose Road, Chennai–600 001.

2 According to the applicant, right from his grandfather's times, their family has been in possession and occupation of the premises in question, where, they have been conducting business; upto 2016-2017, the monthly rent for the premises was Rs.2,200/-; while so, during mid-2019, it was increased to Rs.11,000/-, and during February 2020, once again, it was attempted to be increased to Rs.18,000/-, which is quite exorbitant; since there has been a sudden slump in his business, he finds it difficult to pay such a huge amount as monthly rent; further, since the property is more than 100 years old, the applicant himself had to undertake several repair works since the respondent did not give heed to his request for repair works; hence, this application for the aforesaid relief.



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3 Heard the learned counsel for the applicant and the learned A.G. & O.T.

Considering the submissions made on either side as well the increased cost of living, in order to give a quietus to the matter, this Court fixes the monthly rent at the rate of Rs.60/- per sq. ft. with effect from 01.02.2021, for which, both sides have no objection. Needless to state, the lease may be extended periodically after the expiry of 11 month period with enhancement of rent and the period of 11 months be reckoned from today (11.09.2023). This application stands disposed of accordingly.

11.09.2023

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