

**IN THE HIGH COURT OF PUNJAB AND HARYANA
AT CHANDIGARH**

(110)

CR-2732-2023

Date of Decision : May 03, 2023

Neena Madan

.. Petitioner

Versus

Prabhjot Paul Singh

.. Respondent

CORAM: HON'BLE MR. JUSTICE HARSIMRAN SINGH SETHI

Present: Mr. Atul Goyal, Advocate, for the petitioner.

HARSIMRAN SINGH SETHI J. (ORAL)

Present civil revision petition has been filed challenging the order dated 09.02.2023 (Annexure P-7) by which, the Appellate Authority, Ludhiana while considering the Rent Appeal No.64 of 2022 assessed the mesne profit of the property in question at the rate of Rs.20,000/- per month.

Learned counsel for the petitioner argues that assessing the mesne profit to the tune of Rs.20,000/- per month is exorbitant keeping in view the fact that the earlier rent being paid by the tenant was Rs.1100/- per month.

I have heard learned counsel for the petitioner and have gone through the record with his able assistance.

It is a conceded position that the property in question is a commercial property which property is being used by the petitioner-tenant

as a shop for selling clothes. It is also a conceded position that the property

in question is in the commercial area. That being so, assessing the rent at Rs.20,000/- per month, keeping in view the evidence which has already come on record qua the rent being charged from the similar property in the near vicinity, cannot be treated as exorbitant. The daily rent comes to Rs.650/-, which cannot be treated as exorbitant keeping in view the location of the property in question and the use of the said property at the hands of the petitioner.

Hence, no ground is made out for any interference called by this Court in the present petition.

Dismissed.

May 03, 2023

harsha

(HARSIMRAN SINGH SETHI)

JUDGE

Whether speaking/reasoned : Yes

Whether reportable : No