

been taken by the landlord. Hence, the limited dispute is with regard to mesne profit during the pendency of the first appeal.

3. The Appellate Authority has assessed the amount of mesne profit for use and occupation of the premises @ Rs.15,000/- per month.

4. The disputed premises is a portion of the ground floor of SCO No.152, Sector 24-D, Chandigarh. It has come on record that the landlord produced a lease deed dated 08.12.2014, relating to SCO No.2, Sector 24-C, Chandigarh, showing monthly rent of Rs.1,20,000/- with increase of 15% after every three years. The current rent of the aforesaid premises came to Rs.1,38,000/-.

5. The learned counsel representing the tenant submits that the premises in the possession of the tenant was only 13x11 feet with entry from back side. He submits that in another petition, the Appellate Authority has assessed the mense profit @ Rs.50,000/- for the ground floor and the first floor of similar premises.

6. Per contra, the learned counsel representing the erstwhile landlord submits that the tenant's eviction was sought with respect to 40% of the showroom-cum-office and if we calculate proportionately, the current rent would come to Rs.55,000/-. The court has assessed only Rs.15,000/-.

7. This court has considered the submissions of the learned counsel representing the parties.

8. As per the tenant's case he was in possession of 143 square feet area. If we multiply Rs.140/- which is the current per square feet rate, the amount would come to Rs.50,000/-. The court has only assessed Rs.15,000/-. Moreover, now the litigation is required to be closed.

9. Hence, both the revision petitions are dismissed.

10. All the pending miscellaneous applications, if any, are also disposed of.

April 18, 2024
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(ANIL KSHETARPAL)
JUDGE

Whether speaking/reasoned :YES/NO
Whether reportable :YES/NO