

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

121

2025:PHHC:015197



**CR-2275-2024 (O&M)  
Date of decision: 03.02.2025**

**SHAM LAL GUJJAR**

**..Petitioner**

**Versus**

**KAMLESH RANI**

**..Respondent**

**CORAM: HON'BLE MR. JUSTICE ANIL KSHETARPAL**

Present: Mr. Gurcharan Dass, Advocate  
for the petitioner.

Mr. Naveen Bawa, Advocate  
for respondent

**ANIL KSHETARPAL, J(Oral)**

1. The petitioner herein is a tenant, who has been ordered to be evicted by the Rent Controller, but his appeal against the eviction order is pending. The Appellate Authority has directed him to pay at the rate of Rs.20,000/- per month as mesne profits instead of Rs.17,000/-, which was the amount of rent assessed by the Rent Controller.

2. Learned counsel for the petitioner contends that without any supporting document to prove that the market rent was Rs.20,000/-, the Appellate Authority has erred in issuing impugned directions.

3. Per contra, learned counsel for respondent submits that let the Appellate Authority be requested to decide the pending appeal.

4. Keeping in view the aforesaid position, the impugned order passed by the Appellate Authority is modified with the observation that the petitioner shall continue to pay rent at the rate of Rs.17,000/- per month as assessed by the Rent Controller during the pendency of the appeal.



5. The Appellate Authority is requested to decide the pending appeal expeditiously preferably within a period of six months.

6. With these observations, the revision petition is disposed of.

7. The tenant shall be responsible to clear all arrears of rent before the next date of hearing before the Appellate Authority i.e. 25.02.2025.

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

**February 03<sup>rd</sup>, 2025**

*Ay*

**(ANIL KSHETARPAL)  
JUDGE**

*Whether speaking/reasoned* : *Yes/No*  
*Whether reportable* : *Yes/No*