

IN THE COURT OF SMALL CAUSES AT MUMBAI

**ORDER BELOW EXHIBIT -20
IN
R.A.D. SUIT NO.1480 OF 2019
(CNR No.MHSCA2003043-2019)**

Mohammed Hashim Abdul Hakim Ansari) Plaintiff.

Versus

Abdul Razzak A. K. Fitwala) Defendant.

Appearance :

Learned Advocate for Plaintiff : Mr. Ashok R. Pande

Learned Advocate for Defendant : Mr. Basudkar Sanjay M.

**Coram :- Rohinee S. Bondre
Judge,
Court Room No.20**

Date :- 02.04.2026

ORAL ORDER :

The present application is filed by the plaintiff seeking permission to deposit the arrears of rent of the suit premises for the period from October, 2025 to December, 2025 in this Court, and further seeking permission to continue depositing future monthly rent till final disposal of the suit.

2. Heard the learned advocate for the plaintiff. Perused the application and the record. Despite granting sufficient opportunities, the defendant has failed to file any reply to the present application. It appears from the record that this Court had already passed an order on 02.09.2023 directing deposit of rent. However, the plaintiff failed to

comply with the said order for the relevant period. The plaintiff has now expressed readiness and willingness to deposit the arrears of rent for the period from October, 2025 to December, 2025, and has also undertaken to deposit future rent regularly. The reason assigned for the delay is that the plaintiff was suffering from schizophrenia and was admitted to the hospital during the relevant period. The reason stated by the plaintiff pertains to a medical condition, which appears to have affected his ability to comply with the earlier order. The explanation, therefore, is justified. In the absence of any rebuttal from the defendant, and considering the readiness shown by the plaintiff to comply with the order, this Court is of the opinion that an opportunity deserves to be granted to the plaintiff to deposit the arrears of rent, subject to cost. Hence the following order is passed :

ORDER

- 1) The application is allowed with cost.
- 2) The plaintiff shall pay cost of Rs. 500/- to the Small cause library on or before next date.
- 3) The plaintiff is directed to deposit rent in the court for the period from October 2025 to December 2025 at the rate of Rs.150/- per month, within one month from the date of this order, without prejudice to the rights and contentions of both parties.
- 4) The plaintiff is further directed to deposit rent in the court for the period from January, 2026 to April, 2026 at the same rate of Rs.150/- per month, within one month from the date of this order, without prejudice to the rights and contentions of both parties.

- 5) The plaintiff is further/future directed to deposit rent in the court for the period from May, 2026 till disposal of the suit, at the same rate of Rs.150/- per month, before 15th day of each month without prejudice to the rights and contentions of both the parties.
- 6) Compliance be reported on the next date.

[Rohinee S. Bondre]
Judge,
Court Room No. 20

Dt: 02.04.2026

order dictated on : 02.04.2026
order checked & signed on : 02.04.2026