

Ej. Suit No. 111 of 2022
CNR No. WBPS01-000171-2022

Order No. 21
Dated 19.07.2025

Today is fixed for passing order in respect of the petition u/s 7(2) of the WBPT Act, 1997.

Both parties are present by filing their respective haziras.

Now, the petition under section 7(2) of the W.B.P.T. Act is taken up for passing order.

I have already heard the both sides.

The plaintiff in his plaint has alleged that the defendant is a defaulter in payment of rent since April, 2013 @ rate of rent of Rs. 184/- per month.

Admitting the existence of landlord/tenant relationship between the parties and the rate of rent the defendant submitted that when the plaintiff refused to receive the rent, he started depositing the rent before the Rent Controller after following all procedure and later started he deposit the rent before the Court as civil deposits and has been continuously depositing the rent month by month.

The defendant in terms of the section 7(1) of the WBPT Act have deposited the rents for the months of March and April, 2022 and has paid rent upto May, 2025 as per the challans submitted by him. It further appears from the challans submitted by the defendant that he has paid rent before the Rent Controller from April, 2013 to February, 2022 except for the months June, 2014, September, 2016, January, 2018, February 2018 and April, 2018. Despite direction given to the defendant, he has not filed the above missing challans.

Hence, it is,

O R D E R E D,

That the petition u/s 7(2) of W.B.P.T. Act, 1997 dated 29.04.2022 is hereby disposed of on contest with a direction that the defendant to deposit the arrear rent for the missing months i.e. June, 2014, September, 2016, January, 2018, February 2018 and April, 2018 along with the statutory interest of 10% per annum within one month from the date of this order.

Defendant is further directed to go on depositing the current rent @ Rs. 184/- per month within the 15th of each succeeding month.

Fix **04.09.2025** for framing of issues.

Dictated and corrected by me:

Judge

Smt. Glady Bomjan
(J.O. Code: 01039)
Judge, 3rd Bench
Presidency Small Cause Court,
Calcutta.