

**EJECTION SUIT NO. :- 177 OF 2014**  
**(CNR No. WBPS01-000262-2014)**  
**(JO CODE No. WB01165)**

**Before Smt. P. Shukla, Ld. Judge, 2nd Bench.**

Order no. - 57  
Dt. 28.02.2025

Today is fixed for passing order in respect of petition under Section 7(2) of W.B.P.T. Act.

Both parties filed hazira.

Heard the Ld. Advocate who submitted that plaintiff alleged that defendant is defaulter since April - 2012.

Defendant disputed the same.

It is stated by defendant that rate of rents of Rs.127/- per month not Rs.136/- as claimed by plaintiff and plaintiff without reason stopped to receive payment of rent from the month of April - 2012. He send the rent for the month of June - 2013 through money order but plaintiff refused.

So, since June - 2013 to October - 2017, defendant deposited the arrear rent before Rent Controller and as per order under Section 7(1) of W.B.P.T. Act. He has deposited the arrear rent for the month of April - 2012 to May - 2013 and November - 2012 to March - 2024 in the Court at the rate of Rs.127/- per month along with 10% statutory interest.

He prays to determine arrear of rent, if any.

The plaintiff raised strong objection.

Perused the entire documents available on case record.

It transpires that defendant has not filed any document regarding rent deposit before Rent Controller for the month of June - 2013 to October - 2017 and he has also not filed Court deposit challans for the month of May, 2024 to July - 2024 and January - 2025.

Therefore, the defendant is defaulter in payment of rent since June - 2013 to October - 2017 i.e. 53 months and from May - 2024 to July - 2024 and January - 2025 i.e. total 57 months at the rate of Rs.127/- i.e. total amount of Rs.7,239/- with 10% statutory interest i.e. Rs.723/- total of Rs.7,962/-.

Hence, it is

**ORDERED**

that the defendant is defaulter in payment of rent and he is directed to make payment of total arrear of rent along with 10% statutory interest of Rs.7,962/- within 30 days from the date of passing of this order.

To 09.04.2025 for framing of issue.

D/C by me.

Sd/-

Judge, Bench - II,  
P.S.C. Court, Calcutta.

Sd/-

Judge, Bench - II,  
P.S.C. Court, Calcutta.