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\* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **CS(COMM) 785/2017 and I.A. 10165/2020**

**JAGMOHAN BEHL**

.....Plaintiff

Through: Mr. D.K. Rustagi, Mr. Mohit Nagpal  
and Mr. Nitesh Kumar, Advocates.

versus

**STATE BANK OF INDORE**

.....Defendant

Through: Mr. Kirtiman Singh, Senior Advocate  
with Mr. Maulik Khurana and Mr. Ranjeev  
Khatana, Advocates with Ms. Poorva Chauhan,  
Chief Manager, SBI.

**CORAM:**

**HON'BLE MS. JUSTICE JYOTI SINGH**

**ORDER**

**30.05.2025**

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**I.A. 32319/2024**

1. This application is filed on behalf of the Plaintiff under Order XII Rule 6 read with Section 151 CPC for passing a decree against the Defendant awarding mesne profits in favour of the Plaintiff, which is the only surviving dispute since landlord-tenant relationship is admitted.

2. Learned counsel for the Plaintiff submits that minutes of meeting dated 18.02.2013 evidence that bank had offered a rate of Rs. 110 sq. feet from 01.09.2007 to the Plaintiff with 25% increase thereon for a period of five years, commencing from 01.09.2012, however, Plaintiff had rejected the offer since the market rental was Rs. 236.50 sq. feet at that time, which was supported by Lease Deed dated 22.03.2010 in respect of adjoining premises. At this stage, Plaintiff is willing to accept the rate offered by the bank as an interim measure since he is a senior citizen and suffering from



various ailments and is in dire need of money.

3. Mr. Kirtiman Singh, learned Senior Counsel appearing for the Defendant Bank along with the Officer namely, Ms. Poorva Chauhan, Chief Manager of the Bank submits, on instructions, that the bank is willing to release 50% of the amount offered in 2013 but the approvals will take at least two months as the matter has to be examined at the higher levels of the bank.

4. Looking at the circumstances that the bank had itself offered a rate of Rs. 110 per sq. feet to the Plaintiff for the property leased out to the bank as also the age and health condition of the Plaintiff, as an interim measure and without prejudice to the rights and contentions of the parties to the *lis*, it is directed that the bank shall disburse 50% of the monthly lease amount payable @ Rs. 110 per sq. feet from 01.09.2007 with 25% increase thereon from 01.09.2012. The payment shall be made to the Plaintiff on or before 15.07.2025.

5. List on 17.09.2025.

**JYOTI SINGH, J**

**MAY 30, 2025**  
*S.Sharma*