

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

[MR. MOHAMMED HASSAN, VS. MRS. SOPHIE SIVASHANKAR
AND ANOTHER]

09.06.2026

(VIDEO CONFERENCING / PHYSICAL HEARING)

CORAM: HON'BLE MR. VIBHU BAKHRU, CHIEF JUSTICE
and
HON'BLE MRS. JUSTICE K.S. HEMALEKHA

ORAL ORDER

(PER: HON'BLE MR. VIBHU BAKHRU, CHIEF JUSTICE)

1. Sri S.Kalyan Basavaraj, learned counsel, accepts notice for the respondents.
2. The appellant has filed the present appeal impugning an order dated 22.04.2026 passed by the learned LXXXIII Additional City Civil and Sessions Judge, Bengaluru [**Commercial Court**] in Com.O.S.No. 471/2023.
3. The respondents had filed a suit for ejecting the appellant from the property bearing No.13, Museum Road, Bengaluru, measuring an area of 11,616 square feet [**demised premises**]. The appellant is operating a restaurant by name 'The Only Place' on the demised premises. There is no dispute that the appellant was inducted as a tenant on the demised premises in terms of a registered lease deed dated 14.02.2019. Initially, the lease was for a period of 4 years from 01.03.2019

to 01.03.2023. It is alleged that the appellant had failed to pay the entire rents which led the respondents to issue a notice terminating the lease. According to the appellant, there was an oral agreement between the parties for reducing the rent. The learned Commercial Court decreed the suit and has directed the ejectment of the appellant within a period of three months from the date of decree and further decreed a sum of ` 82,41,801/- (Rupees Eighty Two Lakhs Forty One Thousand Eight Hundred and One) as arrears of rent and further directed that the security deposit of ` 25 Lakhs shall be adjusted in the arrears of rent or to be refunded to the defendant at the time of vacating the property. The counter claim made by the appellant was rejected. In so far as the damages are concerned, the learned Commercial Court has kept the said matter open.

4. Since there is no dispute that the term of the lease has expired, notwithstanding the other contentions advanced by the appellant, it is

clear that the appellant has no right to continue in possession of the demised premises.

5. In view of the above, there is no ground to pass any order interdicting the appellant's eviction from the said premises. In so far as the decree for arrears of rent, we consider it apposite to stay the same, subject to the appellant depositing the entire decretal amount with the registry of this Court within a period of four weeks from date.

6. Paper books to be filed within the next date of hearing.

7. List on 08.09.2026.

(VIBHU BAKHRU)
CHIEF JUSTICE

(K.S. HEMALEKHA)
JUDGE

CKL
List No.: 2 SI No.: 10