



RCREV. NO. 44 OF 2025

1

2025:KER:16103

IN THE HIGH COURT OF KERALA AT ERNAKULAM

PRESENT

THE HONOURABLE MR. JUSTICE A.MUHAMED MUSTAQUE

&

THE HONOURABLE MR.JUSTICE P. KRISHNA KUMAR

TUESDAY, THE 25TH DAY OF FEBRUARY 2025 / 6TH PHALGUNA, 1946

RCREV. NO. 44 OF 2025

AGAINST THE ORDER DATED 19.11.2024 IN RCA NO.71 OF 2022
OF II ADDITIONAL MUNSIFF COURT, THRISSUR ARISING OUT OF THE
ORDER DATED 04.03.2020 IN RCP NO.108 OF 2012 OF II ADDITIONAL
MUNSIFF COURT, THRISSUR

REVISION PETITIONER/APPELLANT/RESPONDENT:

GEORGE
AGED 76 YEARS
S/O. PERUMADANMANNUMMAL JACOB,
MANNUMMAL HOUSE,
MANNUMMAL TRADERS,
KANDASSANKADAVU P.O.,
KARAMUKKU VILLAGE,
THRISSUR,
PIN - 680613

BY ADVS.
K.N.ABHILASH
SUNIL NAIR PALAKKAT
N.K.SHEEBA
RISHI VARMA T.R.
RITHIK S.ANAND
SREELAKSHMI MENON P.
SREEJITH A.
TEENA M. ASHOK



RCREV. NO. 44 OF 2025

2

2025:KER:16103

RESPONDENT/RESPONDENT/PETITIONER:

P.S. PRADEEP
AGED 68 YEARS
S/O. LATE PANDARAN SEKARAN,
MANALURDESOM, MANALUR VILLAGE,
THRISSUR DISTRICT, PIN - 680612

THIS RENT CONTROL REVISION HAVING COME UP FOR ADMISSION
ON 25.02.2025, THE COURT ON THE SAME DAY DELIVERED THE
FOLLOWING:



ORDER

A.Muhamed Mustaque, J.

In a composite order passed by the Rent Control Court, the Court enhanced the rent from Rs.155/- to Rs.8,250/- per month. The Court also ordered the tenant to pay arrears of rent and directed him to pay the revised rent of Rs.8,250/- per month from the date of the rent control petition. The rent control petition was filed in the year 2012. The amount of arrears calculated is more than Rs.9 lakhs as on today. It appears that the tenant did not contest the matter. Subsequently, he filed an appeal with an application to condone a delay of 957 days in filing the appeal. This appeal was dismissed. Against these orders, the petitioner approached this Court.

2. We are not inclined to entertain the revision. However, the learned counsel for the petitioner fervently pleaded before this Court and submitted that the tenant is willing to pay a sum of Rs.4,00,000/- (Rupees Four lakhs only) towards arrears of rent and may be allowed to contest the case.

3. In the light of the above, we are inclined to allow this



revision. Accordingly, this Rent Control Revision Petition is allowed on the following conditions;

- 1) The revision petitioner/tenant shall deposit a sum of Rs.4,00,000/- (Rupees Four lakhs only) towards arrears of rent within four weeks from today.
- 2) On deposit, the landlord is permitted to withdraw the amount.
- 3) If the rent is deposited as above, the Rent Control Petition will stand restored.
- 4) The parties shall appear before the Rent Control Court on 10.03.2025 and dispose the matter on or before 30.06.2025.

Sd/-

**A.MUHAMED MUSTAQUE
JUDGE**

Sd/-

**P.KRISHNA KUMAR
JUDGE**

rkj