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ORDER SHEET
IN THE HIGH COURT AT CALCUTTA
CONSTITUTIONAL WRIT JURISDICTION
ORIGINAL SIDE

WPO 800 OF 2025

PLACID LIMITED
VS.
DEPARTMENT OF POST AND ORS.

BEFORE:

The Hon'ble JUSTICE KRISHNA RAO

Date : 21st July, 2026.

Appearance:
Mr. Avinash Kankani, Adv.
Mr. Aurin Chakraborty, Adv.
Ms. S. Chatterjee, Adv.
For the petitioner

Mr. Nand Gopal Khaitan, Adv.
Mr. S. Mukherjee, Adv.
Mr. A. Sen, Sr.
For the State

1. The petitioner has filed the present writ petition praying for a direction upon the respondent No.4 to provide land cost certificate to the respondent nos. 1, 2 and 3 so as to enable the respondent nos. 1, 2 and 3 to enhance the rent of the premises in question.
2. Learned Counsel for the petitioner submitted that the postal authorities are the tenant under the petitioner.
3. The petitioner has made request to the postal department for enhancement of the rent premises in question.
4. The postal authorities by a letter informed the petitioner that the postal authorities are eager to enhance the rent through FRAC of the department but for the enhancement of the rent, the petitioner has to

supply the land cost certificate from the competent authority that is the 1st Land Acquisition Collector, Kolkata.

5. The petitioner has disclosed the guidelines of the assessment/reassessment of fair rent relating to private buildings taken on lease by the Central Government Department. As per guidelines the reasonable rent is to be assessed according to two alternative method:
 - (i) Recognized principal of valuation and
 - (ii) Prevailing market rent.
6. As per the said guidelines, a Committee has to assess the reasonable rent and to issue the rent reasonable certificate on the basis which the rent can be enhanced.
7. By an Order dated 10th July, 2026, the petitioner has added the Special Director General, Central Public Works Department as well as the Executive Engineer, Central Public Works Department as party respondent who are the members of the assessment/re-assessment of fair rent Committee and the notice has been served but in spite of service of notice, none appears on behalf of the added respondents.
8. Accordingly, the writ petition is disposed of by giving liberty to the petitioner to make appropriate request to the respondent Nos. 5 & 6 in terms of the SOP No.8/5 for issuance of rent reasonable certificate to the petitioner so as to enable the petitioner to forward the same to the respondent Nos. 1, 2 & 3 for enhance the rent of the respondent nos. 1, 2 and 3.

9. If the petitioner made any request to the respondent nos. 5 & 6, the respondent Nos. 5 & 6 are directed to consider the request of the petitioner and to provide the rent reasonable certificate to the petitioner within a period of six weeks from the date of receipt of the representation if any made by the petitioner.
10. WPO/800/2025 is disposed of.

(KRISHNA RAO, J.)

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