

IN THE SUPREME COURT OF INDIA  
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NOS.4595-4596 OF 2025  
(Arising out of S.L.P.(Civil) Nos.301-302 of 2022)

AMRITPAL JAGMOHAN SETHI . . . APPELLANT(S)

VS.

HARIBHAU PUNDLIK INGOLE . . . RESPONDENT(S)

O R D E R

Leave granted.

Heard the learned counsel appearing for the parties.

The appellant was a tenant and the respondent was the landlord. The respondent filed a suit for eviction on various grounds of the Maharashtra Rent Control Act, 1999. A decree for possession passed by the Trial Court has attained finality and the appellant has been evicted. The only issue is about the direction issued in clause (4) of the operative part of the decree which reads thus:

“(4) Inquiry into future mesne profit under Order XX Rule 12(1)(c) of Code of Civil Procedure be made from the date of suit till delivery of vacant peaceful possession of the suit property by the defendant to the plaintiff.”

As the decree of eviction was passed under the Maharashtra Rent Control Act, 1999, the settled position of law is that only on the decree of eviction being passed, the relationship of the landlord and the tenant comes to an end. Therefore, clause (4) of the operative part of the decree needs modification and the modified clause (4) shall read as under:

“Inquiry into future mesne profit under Order XX Rule 12(1)(c) of Code of Civil Procedure, 1908 be made from 29<sup>th</sup> March, 2014 till the delivery of the vacant possession of the suit property by the defendant to the plaintiff.”

Subject to the above modification, the appeals are allowed.

.....J.  
(ABHAY S.OKA)

.....J.  
(UJJAL BHUYAN)

NEW DELHI;  
April 01, 2025

S U P R E M E C O U R T O F I N D I A  
RECORD OF PROCEEDINGS

Petition(s) for Special Leave to Appeal (C) No(s). 301-302/2022

[Arising out of impugned final judgment and orders dated 05-05-2017 in CRA No. 40/2017 and dated 17-08-2021 in MCAR No. 577/2017 passed by the High Court of Judicature at Bombay at Nagpur]

AMRITPAL JAGMOHAN SETHI

Petitioner(s)

VERSUS

HARIBHAU PUNDLIK INGOLE

Respondent(s)

(IA No. 156468/2021 - EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT)

Date : 01-04-2025 These petitions were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE ABHAY S. OKA  
HON'BLE MR. JUSTICE UJJAL BHUYAN

For Petitioner(s) :

Mr. Dharmendra Kumar Sinha, AOR  
Ms. Baby Devi Bonia, Adv.

For Respondent(s) :

Mr. Anurag Gharote, Adv.  
Ms. Kalyani Bhide, Adv.  
Mrs. Pragya Baghel, AOR

UPON hearing the counsel the Court made the following  
O R D E R

Leave granted.

The appeals are allowed in terms of the signed order.

Pending application also stands disposed of.

(ANITA MALHOTRA)  
AR-CUM-PS

(AVGV RAMU)  
COURT MASTER

(Signed order is placed on the file.)