

IN THE HIGH COURT OF SINDH KARACHI

CP No.S-1302 of 2025

(Eduljee Dinshaw Private Limited v. M/S Syed Abbas Hassan Bilgrami & Co.)

Date	Order with signature(s) of Judge(s)
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1. For orders on office objection No.1 to 4 a/w reply of Counsel thereof as Flag- A
2. For hearing of main case

**02.12.2025**

Mr. Shan-ur-Rehman, advocate for the petitioner  
Respondent Syed Abbas Hassan Bilgrami in person

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**Nisar Ahmed Bhanbhro, J.** This petition is directed against the order dated 20.10.2025 passed in MRC No.1034/2020 by the Court of learned XXIIth Rent Controller Karachi South (*re-Syed Abbas Hassan Bilgrami v. M/s. Eduljee Dinshaw (Pvt) Ltd.*), wherein an application filed by the opponent for release of the rent amount was dismissed. The reason assigned by the learned trial Court for dismissal of the application was that earlier one Farokh Rustom Billimoria was appointed as attorney to collect rent on behalf of the Board of Directors which was granted in favour of the landlord. Now, the landlord has appointed Afzal bin Aslam as attorney to collect the rent, which created doubt.

2. Heard arguments and perused the material available on record.
3. There is no bar under the law to change attorney and this sole ground would not preclude landlord to collect the rent as has been observed by the learned trial Court. At the most, the learned trial Court could have sought verification of the new attorney appointed through Board of Directors by the landlord for collection and release of the rent. By dismissing the application, the learned trial Court has put the Company under undue distress which could have been avoided if the resolution passed by the Board of Directors would have been referred back to the landlord.
4. For the afore-stated reasons, the order dated 20.10.2025 is perverse and illegal, thus set aside. The trial Court is directed to release amount of the rent in favour of the landlord by adopting due process of verification within a period of (15) days from the date of receipt of this order.

Instant petition stands disposed of in the above terms.

JUDGE