

**ORDER SHEET
IN THE HIGH COURT OF SINDH, KARACHI**

C.P.No.S-2471 of 2018

M/s Quetta Textile Mills Ltd. Petitioner
Vs.

M/s Edujee Dinshaw (Pvt) Ltd. & others Respondents

C.P.No.S-730 of 2019

M/s Edujee Dinshaw (Pvt) Ltd Petitioner
Vs.

M/s Quetta Textile Mills Ltd.. & others Respondents

Mr. Zafar Iqbal, advocate for petitioner in C.P.No.S-2471/2018 and for respondent No.1 in C.P.No.S-730/2019.

Mr. Shan ur Rehman, advocate for petitioner in C.P.No.S-730/2019 and for respondent in C.P.No.S-2471/2018.

24.09.2024.

O R D E R

=

MUHAMMAD IQBAL KALHORO J: Respondent No.1 (in C.P.No.S-2471/2018), landlord filed a rent case before Rent Controller u/s 8 of Sindh Rented Premises Ordinance, 1979(SRPO,1979), for fair rent in respect of go-down No.3 admeasuring 3616 Sq. Ft. located on ground floor in the Building known as “Nadir House” in commercial area situated at I.I. Chundrigar Road, Karachi, on the ground that the rent of other offices in the same area on the same floor is much higher. This case was decided on 30.08.2017 whereby the fair rent was fixed at Rs.30/- per Sq. Ft. This order was challenged separately by the petitioner and respondent in different appeals No.534/2017 and 550/2017. By impugned judgment dated 02.10.2018, both the appeals have been dismissed. Against which, both the parties have filed these petitions.

2. On the last date of hearing with consent, Nazir was appointed and following order was passed:-

With consent, Nazir of this Court is appointed as Commissioner to visit Adamjee Building and Nadir Building House situated in main I.I. Chundrigar Road, Karachi to ascertain the rent being paid by the tenants in Adamjee Building, besides its condition and maintenance. Nazir shall also ascertain the condition of Nadir Building House, and the rent being paid by the tenants. This report shall be submitted after one month and the date of inspection shall be finalized with the consent of the parties. The inspection shall be carried out in presence of both the parties. Nazir's fee is fixed at Rs.30,000/- to be paid equally by both the parties. Adjourned to 24.09.2024.

3. Nazir report shows that other tenants on the ground floor are paying much higher rent than the rent being paid by the petitioner. When confronted with the report, both the parties have agreed for fixing the rent at Rs.100/- per Sq. Ft. as the space is being used as go down. Accordingly, the rent of the premises is fixed at Rs.100/- per Sq. Ft. per month with consent.

The petitions stand disposed of alongwith pending applications.

Judge

A.K.