

**IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION**

**Civil Appeal No.....of 2026
[@ Special Leave Petition (C) No.31586 of 2026]**

M/s Annapurna Properties

...Appellant

Versus

**M/s State Trading Corporation
of India Ltd.**

..Respondents

W I T H

**Civil Appeal No.....of 2026
[@ Special Leave Petition (C) No.31587 of 2026]**

AND

**Civil Appeal No.....of 2026
[@ Special Leave Petition (C) No.31589 of 2026]**

ORDER

Leave granted.

2. These appeals are filed against the common order in revision by two of the revision applicants claiming parity with another order insofar as the mesne profits granted is concerned.

3. In the common order, we are concerned with Civil

Revision Application (CRA) No.988 of 2014 to understand the facts of which, Paragraph 9 of the impugned order is extracted hereinunder:-

“9. Revision Applicant in CRA/988/2024 filed Mesne Profit Application No.7 of 2005 against the Respondent for recovery of the mesne profit in respect of office No.603 admeasuring about 1000 sq. ft. on sixth floor of Maker Chamber No. IV, Nariman Point, Mumbai 400 021. The said application was allowed, directing the Respondent to pay mesne profits @ 12/- per sq. ft. per month from 01.01.2002 till actual delivery of possession along with interest. Revision Applicant filed Misc. Appeal No.539 of 2009 before the Appellate Bench of Small Causes Court, which appeal was dismissed under impugned judgment and order dated 07.05.2014.”

4. The applicants before the High Court claimed parity with the mesne profits granted in *STC v. Neelam Choudhary* (CRA No.111 of 2019 decided on 16.10.2024). However, the impugned order found that there should be parity with *STC v. Ravinder Singh* (CRA No.308 of 2011, decided on 28.11.2025). It was pointed out that in *STC v. Ravinder Singh*, a rate of Rs.90 per sq. ft. per month was granted, which was retained by this Court in an SLP filed by the STC. The landlord therein had not filed for enhancement, which was allowed in another case between

STC v. Godavaridevi (CRA NO. 835 of 2014) awarding Rs.150/- per sq. ft. per month.

5. The specific contention of the appellant herein is seen from Paragraph 18 of the impugned order which is extracted hereinunder: -

“18. In CRA 989/2014 and CRA/1010/2014, possession was handed over by STC to respective Applicants on 25.04.2011. In rest of the matters, possession was handed over by STC to respective Applicants on 01.03.2011. Therefore, the period for which mesne profits are awarded is from 01.01.2002 till 01.03.2011 or 25.4.2011. This Court, in the judgment of STC Vs. Ravinder Singh (supra) has considered the period from 01.10.2003 to 31.10.2010 which is a little shorter period than the present group of petitions. In STC Vs. Neelam Choudhary (supra), another learned Single Judge of this Court has granted Rs.150/- per sq. ft. per for a period between September 2003 to December 2007 and Rs.250/- per sq. ft. per from January 2008 till August 2012.”

(underlining supplied by us for emphasis)

6. It is pointed out by Learned Counsel for the appellant that the aforesaid determination of mesne profits was challenged by STC in Special Leave Petition (C) No.31033 of 2024, which was rejected by order dated 15.01.2025 and a review petition filed again by the STC

was rejected by order dated 23.09.2025.

7. We hence modify the impugned order awarding mesne profits as awarded in *STC v. Neelam Choudhary*, emphasised by underlining in the above extract.

8. The appeals are allowed to the above extent.

9. Pending application(s), if any, shall stand rejected.

..... J.
(J. B. PARDIWALA)

..... J.
(K. VINOD CHANDRAN)

**NEW DELHI;
SEPTEMBER 29, 2026.**