

VALUATION OF SUIT FOR RECOVERY OF POSSESSION OF IMMOVABLE PROPERTY FROM THE TENANT

Sec.40 of the A.P.C.F and S.V.Act deals with mode of valuation of suits between the land lord and tenant. Sec.40 says that in a suit for recovery of immovable property from a tenant, fee shall be computed on the annual rent and the annual rent of the leased premises is the value of the suit for the purpose of court fee and to invoke the pecuniary jurisdiction of the Courts.

For Example:- In the present problem the monthly rent is Rs.1200/- and the annual rent comes to Rs.14,400/- and Rs.14,400/- is the value of the suit to invoke the pecuniary jurisdiction and the present suit is below Rs.20,00,000/- the Junior Civil Judge is competent to entertain the suit.