



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-07-2026

CORAM

THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A No. 1140 of 2010,

A No. 1141 OF 2010, A No. 5084 OF 2024 and A No. 888 OF 2015

A No. 1140 of 2010

Official Trustee Of Tamil Nadu
High Court Campus Chennai 104

..Applicant(s)

Vs

N. Ismail

..Respondent(s)

A No. 1141 of 2010

Official Trustee Of Tamil Nadu
High Court Campus Chennai 104

..Applicant(s)

Vs

N. Ismail

..Respondent(s)

A No. 888 of 2015

The Administrator General and
Official Trustee of Tamil Nadu Chennai 104

..Applicant(s)

Vs

1. N. Ismail

2. The Managing Director
Chennai Metro Rail Limited Koyambedu
Chennai 107

3. The Secretary to Government
of Tamil Nadu Revenue Department Chennai 9

..Respondent(s)

A No. 5084 of 2024

The Administrator General and Official Trustee of
Tamil Nadu
First Floor, Addl.City Civil Court Building, High



Court Campus, Chennai 600 104.

A No. 1140 of 2010 and b



..Applicant(s)

Vs

1. The Government of Tamil Nadu
Rep.by its Secretary to Governement,
Revenue Department, Fort St,George,
Chennai 600 009.
2. The District Collector
Chennai District, Singaravelar Maligai,
Chennai 600 001.
3. The Managing Director
Chennai Metro Rail Limited, Harini Towers,
No.7, Conran Smith Road, Gopalapuram,
Chennai 600 086.
4. The Heritage Conservation Committee
Thalamuthu Natarajan Building, Gandhi Irwin
Road, Egmore, Chennai 600 008.
5. S.V.R.Ramprasad
Co Trustee, Rajah Sir Ramasamy Mudaliar
Choultry Trust Estate, No.6-17/71,
Ramapadam, 24th Street, Anna Nagar East,
Chennai 600 102.

..Respondent(s)

A No. 1140 of 2010

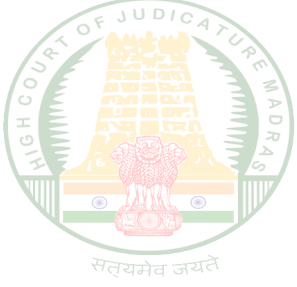
To direct the respondent to pay the arrears of rent of Rs.50,50,000/- (Rupees fifty lakhs fifty thousand only)

A No. 1141 of 2010

To direct the respondent to pay future rent at the rate of Rs.2,50,000/- (Rupees two lakhs fifty thousand only) from 01/02/2010 upto the date of delivery of vacant possession

A No. 888 of 2015

To direct the Respondent NO.2 to release a sum of Rs.1,26,80,220/- towards arrears of rent to the Applicant Trust payable by Respondent No.1 Thiru N. Ismail.



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A No. 5084 of 2024

To pass an order directing the 3rd Respondent - CMRL to recover the rental arrears amount of N.Ismail payable to AG and OT to the tune of Rs.1,05,56,325.00/-as on 22/07/2014 along with interest at the rate of 9 percent per annum from 23/07/2014 till the date of realization.

A Nos. 1140 & 1141 of 2010

For Applicant(s): Mrs.G.Vijaya
AG & OT

For Respondent(s): Respondent died - steps due

A No. 5084 of 2024

For Applicant(s): Mrs.G.Vijaya
AG & OT

For Respondent(s): Mr.A.Edwin Prabakar for R3
Mr.N.Dheeraj Kumar for R5
No appearance for R1, 2 & 4

A No. 888 of 2015

For Applicant(s): Mrs.G.Vijaya
AG & OT

For Respondent(s): R1- died- steps due
Mr.A.Edwin Prabakar for R2
No appearance for R3

Common Order

Applications have been instituted seeking a direction to the respondents to pay the rental arrears.

2. Learned AG & OT would submit that the land acquired by CMRL for Metro Rail Project belongs to Rajah Sir Ramaswamy Mudaliar Choultry. The



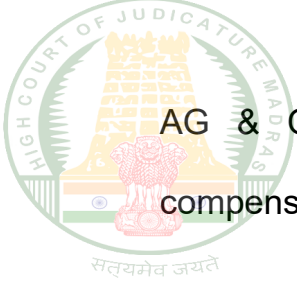
endowments are governed by decree dated 18.08.1970 vide order of the High Court in CS.No.90 of 1963. Management of the Choultry and its allied charities have been vested with the Official Trustee of Tamil Nadu. The object of the Trust is to provide lodging facilities for the free use of railway travellers and daily feeding of the poor.

3. The present applications have been filed to recover the rental arrears and in the event of failure, to quit and deliver vacant possession of the subject property. During pendency of the application, the Government acquired the land for the benefit of CMRL for developing Metro Rail Project.

4. It is not in dispute that compensation determined for superstructure had already been paid in favour of the respondent/Ismail. Respondent was paying rent to the AG &OT in respect of the building acquired. The claim of the AG & OT was not considered by the CMRL. Thus, learned AG & OT would submit that CMRL has to initiate appropriate actions to recover the amount due to AG & OT.

5. Learned counsel appearing for the CMRL would submit that in pursuance to the order of the Hon'ble Supreme Court of India compensation for superstructure has been settled in favour of the respondent/Ismail.

6. In reply, learned AG & OT would submit that rental arrears issued to



AG & OT ought to have been adjusted at the time of settling the compensation, which was not done by the authorities of CMRL.

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7. In order to have a pragmatic approach on the issue, this Court has requested the AG & OT as well as CMRL officials to coordinate and initiate appropriate action to recover the rental arrears from the legal heirs of the respondent/Ismail who received the compensation from CMRL without disclosing the fact regarding rental arrears due to AG & OT.

8. Learned counsel appearing for the CMRL would submit the competent authorities of CMRL will extend their fullest cooperation for recovering the rental arrears due to the AG & OT.

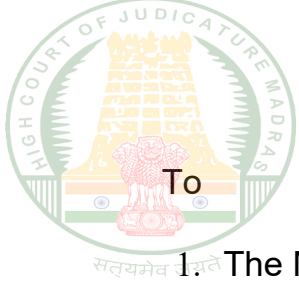
9. AG & OT is directed to initiate all appropriate actions in the manner known to law to recover the rental arrears from the legal heirs of the deceased Ismail and by following the procedures, if necessary by filing any fresh application.

10. With the above directions, the applications are disposed of. No costs.

24-07-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

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A No. 888 of 2015

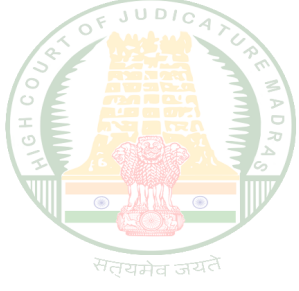
To

1. The Managing Director
Chennai Metro Rail Limited Koyambedu
Chennai 107
2. The Secretary to Government
of Tamil Nadu Revenue Department Chennai 9

A No. 5084 of 2024

To

1. The Government of Tamil Nadu
Rep.by its Secretary to Governement,
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Chennai 600 009.
2. The District Collector
Chennai District, Singaravelar Maligai,
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S.M.SUBRAMANIAM J.

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