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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 21-07-2026

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THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A No. 1571 of 2026

AND

A NO. 1572 OF 2026

Administrator General And Official Trustee Of
Tamil Nadu
Nadu Official Trustee Of Kadapakkam Charities
High Court Campus Chennai 108

..Applicant(s)

Vs

1. R.Surya

2. Mrs.V.Elakkiya

..Respondent(s)

A No. 1572 of 2026

Administrator General And Official Trustee Of
Tamil Nadu
Nadu Official Trustee Of Kadapakkam Charities
High Court Campus Chennai 108

..Applicant(s)

Vs

1. R.Surya

2. Mrs.V.Elakkiya

..Respondent(s)

A No. 1571 of 2026

To direct the Respondents to handover the vacant possession of the premises within the specific time fixed by this Court and in default the Court to permit office of AG and OT to recover possession.

A No. 1572 of 2026

To direct the Respondents (tenants) jointly and severally to pay arrears of rent, damages, and administrative charges amounting to



Rs.15,81,048/- as on 06/03/2026 and further to direct the respondents to pay damages at Rs.53,240/- per month till the premises is actually delivered.

In both Applications

For Applicant(s):

Mrs.G.Vijaya, Administrator General & Official
Trustee of Tamil Nadu

For Respondent(s):

Mr.S.Snehan Kandasamy for R1 & R2

Common Order

The present applications have been instituted to direct the respondents to handover the vacant possession of the premises within the stipulated time fixed by this Court and direct the respondents to pay arrears of rent, damages and administrative charges amounting to Rs.15,81,048/- as on 06.03.2026 and further to direct the respondents to pay damages at Rs.53,240/- per month till the premises is actually delivered.

2. AG & OT filed these applications mainly on the ground that the respondents are the tenants, and a lease agreement was executed on 16.09.2022. However, the respondents committed default in payment of rent from April, 2023. A demand notice was sent to them on 26.09.2024 and 04.12.2024 to settle the rental arrears. Thereafter, several demand notices were issued to the respondents. Despite demand notices, respondents failed to pay the rent and rental arrears. Thus, the present applications are filed.



3. Mr.Snehan Kandasamy, learned counsel for the respondents would submit that respondents will settle the entire arrears of rent within a period of one month. He will continue to pay monthly rent punctually.

4. As per the report of AG & OT, rental arrears are due from 01.04.2023 to 06.03.2026 to a tune of Rs.15,81,048/-.

5. In view of the above submission made on behalf of the respondents that they will settle the entire arrears of rent and continue to pay the rent punctually, and in order to provide one more opportunity to the respondents, this Court is inclined to direct the respondents to settle the entire arrears of rent and continue to pay monthly rent punctually as per the agreement.

6. In the event of failure on the part of the respondents in settling arrears of rent on or before 21.08.2026, respondents are directed to vacate the subject premises and handover the vacant possession to AG & OT on or before 10.09.2026.

7. In the event of failure on the part of the respondents in complying with the above conditions, AG & OT is directed to evict the respondents from the subject premises and take vacant possession, if necessary with the assistance of police and without any further orders from this Court.



8. It is made clear that time granted for settling the arrears of rent will not be extended any further nor any application seeking extension of time will be entertained.

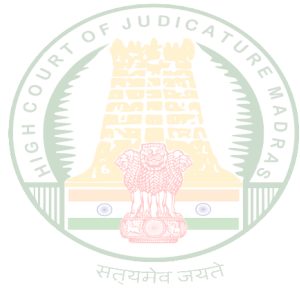
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9. With the above directions, the applications are disposed of. No costs.

21-07-2026

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

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S.M.SUBRAMANIAM J.

GD

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AND
A NO. 1572 OF 2026**

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