



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 03-07-2026

CORAM

THE HON'BLE MR.JUSTICE S.M.SUBRAMANIAM

A.Nos.2501 and 2503 of 2025

Official Trustee of Tamil Nadu
Madras High Court Campus,
Chennai 600 104.

..Applicant in both

-VS-

M/s.M.Chelapathi Rao
S/o.Late Dr.M.S.Giri, No.24, Br Anson
Garden, Kilpauk, Chennai 600 010.

..Respondent in both

A.No.2501 of 2025

Prayer: To direct the Respondent to quit and deliver the Vacant Possession of property at No.21, Harrington Road, Chetpet, Chennai 31.

A.No.2503 of 2025

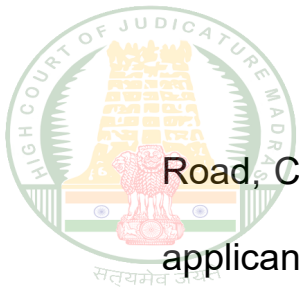
Prayer: To direct the Applicant to take over the vacant possession through police force if the respondent fails to handover the vacant possession within the time fixed by this Hon'ble Court.

For Applicant: Ms.S.Sumathi
AG & OT

For Respondent: Mr.M.Devendran

COMMON ORDER

A.No.2501 of 2025 has been filed by Administrator General and Official Trustee (AG & OT) of Tamil Nadu to direct the respondent to quit and deliver vacant possession of property at No.21, Harrington



Road, Chetpet, Chennai. A.No.2503 of 2025 has been filed to direct the applicant / AG & OT to take over the vacant possession through Police Force, if the respondent fails to hand over the vacant possession.

2. It is not in dispute between AG & OT and respondent that the subject property had already been taken possession by AG & OT. However, certain movable goods belonging to the respondent are kept inside and respondent / Tenant may be permitted to remove goods belonging to him.

3. However, learned counsel for the respondent would submit that physical possession is with respondent and AG & OT had double-locked the premises.

4. In view of the complex situation and considering the fact that lease period expired and lease has not been renewed, applications deserve to be considered.

5. At this juncture, learned AG & OT would submit that market rental value of the subject property is Rs.7,95,000/- and in the event of respondent willing to renew the lease, he has to agree to pay monthly rent of Rs.7,95,000/-.



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6. Learned counsel for the respondent would submit that rent suggested by AG & is exorbitant and it is not feasible for the respondent to pay the said monthly rent of Rs.7,95,000/-.

7. This being the factual position, this Court has no other option, but to order eviction of the respondent. Accordingly, respondent is directed to vacate and deliver vacant possession of the property at No.21, Harrington Road, Chetpet, Chennai, by removing his movable belongings. Since the door is double-locked by AG & OT, a date and time may be fixed by AG & OT for removal of goods kept inside the subject premises and on that date, respondent is directed to remove his goods without any claim. Such exercise shall be done between AG & OT and respondent within a period of four weeks from the date of receipt of a copy of this order.

8. It is made clear that in the event of failure on the part of respondent to cooperate with AG & OT in removal of belongings within the stipulated time, learned AG & OT may initiate action for removal of goods kept inside the premises in the presence of Revenue Officials, by following procedures and deal with unclaimed goods in the manner known to law, if necessary by securing assistance of Police.



S.M.SUBRAMANIAM,J.
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With the above observations and directions. A.No.2501 of 2025 is allowed. A.No.2503 of 2025 is disposed of.

03-07-2026

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

The Administrator General and
Official Trustee of Tamil Nadu,
High Court Campus,
Chennai - 600 104.

A.Nos.2501 and 2503 of 2025

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