



WEB COPY

A No. 3364 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 17-07-2026

CORAM

THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A No. 3364 & 3365 of 2025

A No. 3364 of 2025

Paul Ravinder
No.63/115, 1st Floor, Varadammal Garden 3rd
Street, Baraka Road, Kilpauk, Chennai 600 010.

..Applicant(s)

Vs

1. The Administrator General and Official Trustee
of Tamil Nadu and another
High Court Campus, Chennai 600 104.
2. SPR Constructions Pvt Ltd
Rep.by its Managing Director, Having its
registered office at New No.104, Old NO.57,
First Floor, Narayana Mudali Street,
Sowcarpet, Chennai 600 079.

..Respondent(s)

Application No.3364 of 2025 has been filed to recall the order dated 09/06/2025 passed in A.No.2483 of 2025 in A.NO.2073 of 2025, confirming the public auction in favour of the 2nd Respondent in so far as property mentioned as S.No.11, Situated in No.59, EVKS Sampath Salai, (formerly Muncipal Door NO.6, Rundalls Road) comprised in Old Survey No.26, Resurvey No.650, Vepery, Chennai 600 007.

For Applicant(s): Mr.K.S.Navin Balaji

For Respondent(s): Mrs.G.Vijaya,
AG&OT for R1
No appearance for R2



A No. 3365 of 2025

Paul Ravinder

No.63/115, 1st Floor, Varadammal Garden 3rd
Street, Baraka Road, Kilpauk, Chennai 600 010.

..Applicant(s)

Vs

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

..Respondent(s)

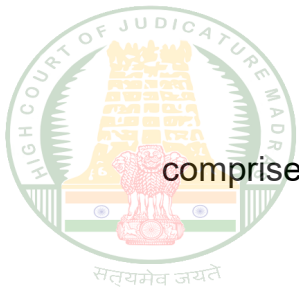
Application No.3365 of 2025 has been filed to recall the order dated 22.04.2025 passed in A.No.2073 of 2025, permitting the AGOT to publish the auction notification insofar as property mentioned as S.No.11, situated in No.59, EVKS Sampath Salai (formerly Municipal Door No.6, Rundall's Road), comprised n old Survey No.26, Resurvey No.650, Vepery, Chennai – 600 007.

For Applicant(s): Mr.K.S.Navin Balaji

For Respondent(s): Mrs.G.Vijaya,
AG&OT for R1

COMMON ORDER

Application No.3364 of 2025 has been instituted to recall the order dated 09.06.2025 passed in A.No.2483/2025 in A.No.2073/2025 confirming public auction in favour of the 2nd respondent insofar the property mentioned as S.No.11 situated in No.55 EVKSampath Salai comprised in Old No.26, Re-Survey No.650, Vepery, Chennai-600 007. Application No.3365 of 2025 has been instituted to recall the order dated 22.04.2025 passed in A.No.2073/2025 permitting AG and OT to publish the auction notification insofar as the property mentioned as S.No.11 situated in No.55 EVKSampath Salai



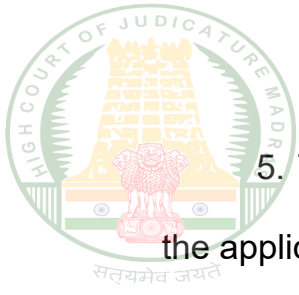
comprised in Old No.26, Re-Survey No.650, Vepery, Chennai-600 007.

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2. Learned AG&OT would submit that the present applications are not maintainable. The learned AG&OT would submit that public auction was conducted in respect of the subject property and the 2nd respondent was the successful bidder. An agreement was entered into between AG&OT and the 2nd respondent on 24.06.2025, but the 2nd respondent was chronic defaulter in payment of monthly rent. He has paid the monthly rent for one month and continuously committed default in payment of rent for 11 months.

3. In view of the default in payment of monthly rent, AG&OT issued several notices to the 2nd respondent and subsequently, this Court passed an order directing AG&OT to continue all further action to ensure that the lease agreement is cancelled and possession is taken back. AG&OT is in the process of continuing all further course of action.

4. In view of the above fact, the present application filed seeking a direction to recall the order dated 09.06.2025, confirming the public action in favour of the 2nd respondent, does not arise at all, since the 2nd respondent is a defaulter in payment of rent and further actions are initiated by AG&OT to cancel the agreement and to evict the 2nd respondent from the subject premises.



5. This being the position, no further relief needs to be granted in both the applications. Consequently, Applications stand dismissed.

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

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S.M.SUBRAMANIAM, J.

VSI

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