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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10-07-2026

CORAM

THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A Nos. 4805, 4806 and 4807 of 2025

C.Premkumar

..Applicant(s) in all
applications

Vs

The Administrator General and Official Trustee of
Tamil Nadu
High Court Campus, Chennai 600 104...Respondent(s) in all
applications**A No. 4805 of 2025**

Allot the premises bearing Door No.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028 ground Floor, measuring 1464 sq.ft and 1st floor measuring 1082 sq.ft for the monthly rent of Rs.90,000/- (at the rate of Rs.50/- per sq.ft for ground floor and Rs.15/- per sq.ft for first floor.

A No. 4806 of 2025

Allot the Shop No.1 of premises bearing Door NO.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028 measuring 299 sq.ft for the monthly rent of Rs.15,000/- per month at the rate of Rs.50/- per sq.ft.

A No. 4807 of 2025

Allot the Shop No.2 of premises bearing Door No.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028 measuring 43 sq.ft for the monthly rent of Rs.2150/- per month at the rate of Rs.50/- per sq.ft.

In all Applications

For Applicant(s): Mr.M. Muthappan

For Respondent(s): Ms.D.Varsha
Deputy AG & OT



COMMON ORDER

The present applications have been instituted by the erstwhile sub-lessee to allot the premises at Door No.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028.

2. AG and OT filed a common report stating that the property were auctioned through public auction conducted on 12.05.2025. The details of the auction is extracted hereunder:

S.No	Address	Extent	Upset Price/Monthly rent	Bid Amount
1	Door No.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028	1464 sq.ft (Ground floor) 1082 sq.ft (1 st floor) Total – 2546 sq.ft	Rs.1,60,000/- (Rs.62 per sq.ft)	
2	Shop No.1, Door No.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028	299 sq.ft	Rs.21,000 (Rs.70 per sq.ft)	Rs.34,000 by Abdul Latif Allauddin (Lease not executed EMD forfeited)
3	Shop No.2, Door No.98, Greenways Road, Raja Annamalaipuram, Chennai 600 028.	43 sq.ft	Rs.3,000 (Rs.69 per sq.ft)	Rs.16,000 by Abubacker Siddique (Lease not executed EMD forfeited)



3. However, highest bidder did not come forward to execute the lease agreement and properties are lying unoccupied at present.

4. The request of the applicant cannot be acceded to, unless public auction is conducted in a transparent manner, so as to ensure that subject properties are dealt with in accordance with law.

5. Conferring any lease right based on an individual application is not desirable. There may be several other aspirants to get lease in respect of the properties, since subject properties situate in Greenways, RA Puram, which is a hot spot of the Chennai city. Therefore, practice of conferring any lease right based on an individual application is to be always avoided by the Courts and by AG & OT of Tamil Nadu. Properties vest with the AG & OT must be dealt with transparency and in accordance with law, and for the benefit of the trust or the executor of the Will, as the case may be. Such applications are not even entertainable, since it is opposed to public policy. Any such trust property ought to be leased out by conducting public auction, so as to ensure maximum benefit is secured in respect of the properties.

6. AG & OT is directed to conduct a public auction as expeditiously as possible. For this purpose, the market rental value prevailing in that locality, along with the age and nature of the building, shall be considered to arrive at



an upset price in a transparent manner. Sufficient publication shall also be made to enable a larger number of aspirants to participate in the public auction.

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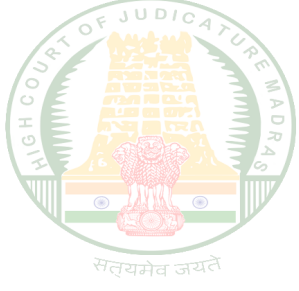
7. With these observations, the applications are dismissed. No costs.

10-07-2026

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

GD

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



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S.M.SUBRAMANIAM, J.

GD

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