



WEB COPY

CRP No. 4912 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 16-07-2026

CORAM

THE HON'BLE MR.JUSTICE P.B. BALAJI

CRP No. 4912 of 2025

M/s.PARRYS DRESSES

Rep by its Prop.N.Panneerselvam, Old No.216,
New No.166, Purusawalkkam, High Road,
Chennai - 600 007.

..Petitioner(s)

Vs

1. R.Gunasekaran, S/o.G.Ramamurthy,
No.13/1, Perumal Kovil Garden Street,
Second Lande, Sowcarpet, Chennai -600 079.

2. Nirmala, W/o. Selvakumar, Archmanor
Apartment, C5, Block,1st Street,
Diwan Ramo Road, Chennai - 600 084.

3. V.Sundar, S/o.K.R.Venugopal, No.4/6, Gandhi
Avenue, 2nd Floor, Purusawalkkam,
Chennai - 600 084.

..Respondent(s)

Prayer: Civil Revision Petition is filed under Section 25 of the Tamil nadu Building Lease and Rent Control Act to set aside the order and decreetal order passed in RCA.No.69 of 2024 dated 27-05-2025 by the VII Small Causes Court, Chennai, confirming the order and decreetal order passed by the Rent Controller in RCOP.No.990 of 2018, dated 09-08-2024.



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For Petitioner(s):

Mr. R.Raman Laal, Senior Counsel

For Respondent(s):

M/s. Vikram U Jain for R1

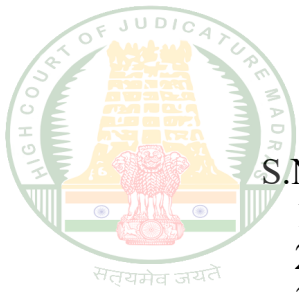
No appearance for R2 and R3.

ORDER

This civil revision petition has been filed to set aside the order passed in RCA.No.69 of 2024 dated 27-05-2025 by the VII Small Causes Court, Chennai, confirming the order and decreetal order passed by the Rent Controller in RCOP.No.990 of 2018, dated 09-08-2024.

2. The petitioner herein is the tenant and he filed RCOP No.990 of 2018 under Section 9(3) of the Tamil Nadu Building (Lease and Rent Control) Act seeking permission to deposit rents into the court. The said petition was dismissed by the Rent Controller, against which, an appeal in RCA No.69 of 2024 filed by the petitioner was also dismissed. Hence, the petitioner has come before this court by filing the instant civil revision petition.

3. There was a dispute with regard to the entitlement of the first respondent to receive the rent at that point of time. Mr.Ramanlal, learned Senior Counsel for the petitioner/tenant, however states that, today the petitioner is willing to recognise the first respondent as landlord and to pay the entire arrears of amount of Rs.14,88,384/- in three instalments, as noted below:-



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S.No.	Date of Deposit	Amount to be deposited
1	31.07.2026	Rs.5,00,000.00
2	31.08.2026	Rs.5,00,000.00
3	31.09.2026	Rs.4,88,384.00

4. Mr.Vikram U Jain, learned counsel appearing for the first respondent states that the first respondent / landlord is willing to receive the amount, without prejudice to his rights to seek eviction under the new Rent enactment.

5. Mr.Ramanlal further states that the memo filed by the petitioner and counter signed by the counsel dated 20.7.2026 also records the requisite of payment of further rents from February 2026 to June 2026, which works out to Rs.46,080/-.

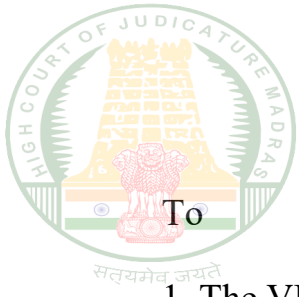
6. The said sum of Rs.46,080/- shall be deposited into the bank account of the respondent, as has been done in the case of the payment of arrears of Rs.14,88,384/-.

7. Recording the above, this civil revision petition is disposed of. There shall be no order as to costs.

16-07-2026

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

MST



To

1. The VII Judge, Small Causes Court,
Chennai.

2. The XI Judge, Small Causes Court, Chennai.



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P.B.BALAJI, J.

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