

R.SUBBIAH, J

This application has been filed by the applicant-ARC School Board to direct the respondent-Official Trustee of Tami Nadu to renew the lease for further period of five years for the building situated at New Door No.37, Old No.1/4, Saiva Muthaiah Mudali Street, Chennai-600 001.

2. The applicant is ARC School Board. The applicant-School is a State Government aided school, running the Elementary School for the poor boys and girl students imparting free education. The ARC School Board is not charging any fee whatsoever. The subject land and premises are under the control of the Official Trustee of Tamil Nadu belonging to the Nagai Visalakshi Trust. The present lease period ended on 31.08.2019. Therefore, the applicant prayed to renew the lease from 01.09.2019 for a period of five years by fixing of fair rent.

3. The learned Official Trustee of Tamil Nadu filed a report dated 16.10.2019 stating that as per the order of this Court in A.No.6661 of 2014 in C.S.No.363 of 1912, dated 26.10.2016, the lease period was renewed for five years with effect from 01.09.2014 and rent was fixed at Rs.8,000/- per month with 5% annual increase for the subsequent years to one of the lands bearing Door No.37, Saiva Muthiah Mudali Street, Chennai, with an extent of 2076 Sq.Ft. Thus, the learned Official Trustee submitted that the present lease may be

further renewed for a further period of five years with 15% enhancement for each year.

4. Considering the above facts and circumstances and the submissions so made on either side, I am of the opinion that as the applicant-School is being run, imparting free education, the present lease shall be renewed for a further period of five years with effect from 01.09.2019 with 5% annual increase of rent.

5. With the above observations and directions, the application is disposed of.

Speaking Order: Yes

20.12.2019

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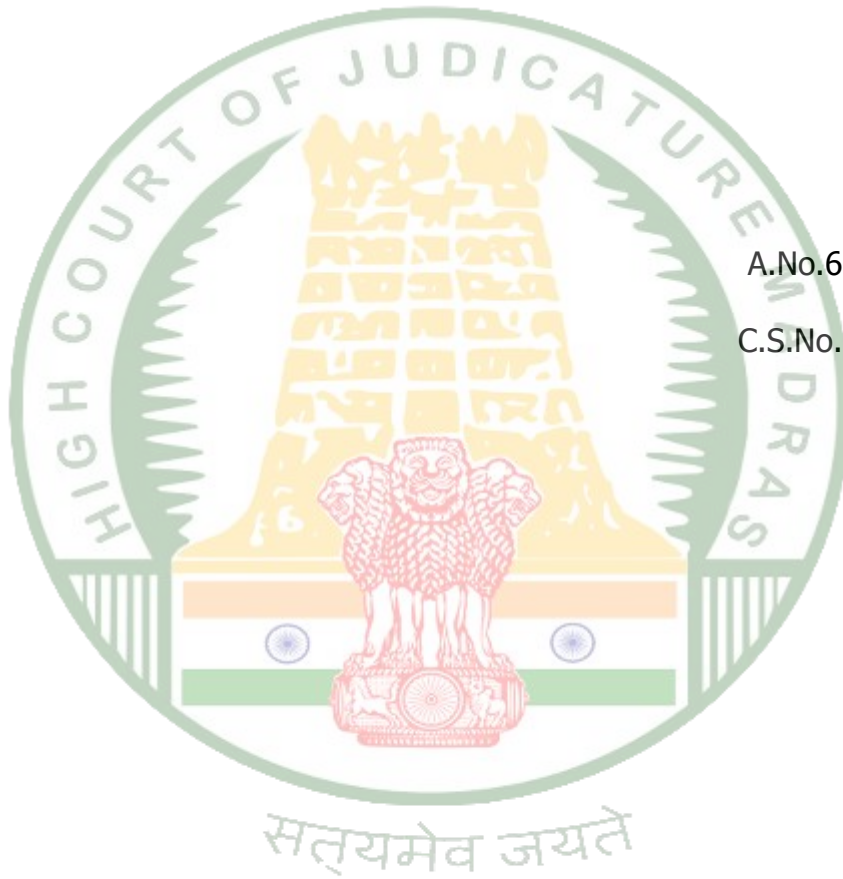


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A.No.6334 of 2019 in C.S.No.363 of 1912

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