



WEB COPY

1

IN THE HIGH COURT OF JUDICATURE AT MADRAS

(ORDINARY ORIGINAL CIVIL JURISDICTION)

FRIDAY, THE 29th DAY OF APRIL 2022

THE HON'BLE MR. JUSTICE M.DURAI SWAMY

A.Nos.1955 and 1956 of 2022

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

.. Applicant

A.No.1955 of 2022:

Application praying that this Hon'ble Court be pleased to met out the total cost for paper publication and incidental expenses proportionately from the concerned Trust Estates for the properties to be let out.

A.No.1956 of 2022:

Application praying that this Hon'ble Court be pleased to make necessary paper publication in any one of the Tamil Newspaper in Chennai Edition, regarding the public auction to be held for the properties with upset rent specified against each of the properties in the tabular (6) column in para 4 of this report.



WEB COPY

These applications coming on this day before this Court for hearing in the presence of Mr.S.Raju, Administrator General and Official Trustee of Tamil Nadu, the applicant in both applications appearing in person, and upon reading the Judges Summons and the report of the Administrator General and Official Trustee of Tamil Nadu filed in both applications,

it is ordered as follows:

That the Administrator General and Official Trustee of Tamil Nadu, the applicant in A.No.1955 of 2022 be and is hereby directed to met out the total cost for paper publication and incidental expenses proportionately from the concerned Trust Estates for the properties to be let out.

2. That Administrator General and Official Trustee of Tamil Nadu, the applicant in A.No. 1956 of 2022, be and is hereby permitted to make necessary paper publication in any one of the Tamil Newspaper in Chennai Edition, regarding the public auction to be held for the properties with upset rent specified against each of the properties morefully setout in the schedule hereunder.



WEB COPY

SCHEDULE

Sl. No. (1)	Name of the Estate (2)	Address of the Property (3)	Extent (4)	Nature of Property (5)	Upset Price (6)	EMD in Rs (7)
1	V.T.Chetty	No.51 &52, Moore Street, Chennai -1	2309 sq.ft.	Old Buildings	35,000/-	1,05,000/-
2	V.T.Chetty	No.47 Moore Street, Chennai - 1.	3021 sq ft-GF	Commercial	1,10,000/-	3,30,000/-
3	V.T.Chetty	No.47 Moore Street, Chennai - 1.	230 sq ft-GF	Ground Floor (Commercial)	8,500/-	25,500/-
4	V.T.Chetty	No.47 Moore Street, Chennai - 1	72 sq.ft FF	Commercial	26,400/-	79,200/-
5	V.T.Chetty	No.47 Moore Street, Chennai - 1.	4417 sq ft (Second Floor)	Commercial	45,000/-	1,35,000/-
6	V.T.Chetty	No.7, Acharappan Lane, Chennai -1.	238 sq ft- GF	Shop	7,400/-	22,200/-
7	V.T.Chetty	No.7, Acharappan Lane, Chennai - 1.	1490 sq ft-FF	Godown	46,000/-	1,38,000/-
8	V.T.Chetty	151, Aathiyappa Naicken Street, Chennai - 1.	420 sq ft -GF	Shop	25,000/-	75,000/-
9	N.V.Ammal	No.189, NSC Bose Road, Chennai - 1	5653 sq ft-FF	Commercial	1,08,750/-	3,26,250/-
10	K.Ramanujam Chetty	No.15, Thatha Muthiappan Street, Chennai - 1.	148 sq ft-GF	Shop	3,750/-	11,250/-
11	K.Ramanujam Chetty	No.15, Thatha Muthiappan Street, Chennai - 1.	100 sq ft-GF	Shop	2,500/-	7,500/-



WEB COPY

12	M.T.Mission	No.18, Swamy Thiruneelagandan Street, Chennai - 1.	845 sq ft	Vacant Place	6,000/-	18,000/-
13	MKP Maracayar	No.79, Prakasam Road, (Broadway), Chennai-1.	2771 sq ft	Old Building	75,000/-	2,25,000/-
14	MKP Maracayar	No.80, Prakasam Road, (Broadway), Chennai - 1.	3882 sq ft	Old Building	97,000/-	2,91,000/-
15	Gally Adhi Narayana Chetty	New No.6, Old No.1, Narayana Chetty Lane, Chennai - 1.	2089 sq ft	(Old house & vacant place)	22,500/-	67,500/-
16	N.V.Ammal	No.14, SMM Lane, Chennai - 1.	2046 sq ft	Vacant Place	15,000/-	45,000/-
17	PR Chetty	New No.41, Old No.19, S.M.M.Street, Chennai - 1.	4374 sq ft	Dilapidated Building	33,750/-	1,01,250/-
18	MM Charities	56, Pycrofts Road, 1st Street, Royapettah, Chennai - 14.	738 sq ft	Old building	15,000/-	45,000/-
19	Iyyapillai Charities	No.29, Singarachari Street, Chennai-5.	3294 sq ft	Choultry	93,750/-	2,81,250/-
20	Ponnnambalam Pillai	No.23, Kanakkar Street, Chennai - 19.	125 sq ft (GF)	Shop	6,000/-	18,000/-
21	Moonjalore Lakshmaiah Chetty	No.6, South Prakaram Street, TH Road, Chennai - 19.	5254 sq ft	(Old House & Vacant Place)	26,250/-	78,750/-
22	Batchu Munusamy Chetty	No. 58, St.Xavier Street, Chennai - 1.	261 sq ft (Shop)	Shop	15,000/-	45,000/-



WEB COPY

23	MM Charities	No.173, Pycrofts Road, 1 st Street, Royapettah, Chennai - 14.	3537 sq ft	Old Building Vacant Place	2,36,000/-	7,08,000/-
24	K Rangammal	No.125, Audiappa Naicken Street, Chennai - 1.	1984 sq ft (GF)	Old Building(Commercial)	1,16,000/-	3,48,000/-
25	N.V.Ammal	No.42, S.M.M.Lane, Chennai - 1.	255 sq ft	House	7,200/-	21,600/-
26	N.V.Ammal	No.14, Karuppannan Street, Chennai - 1.	1200 sq ft	Old Building (House)	27,700/-	83,100/-
27	MM Achari	No. 28, Paramasiva Chetty Street, Chennai-1.	1140 sq ft	Old Building (House)	28,000/-	84,000/-
28	Ponnambalam Pillai	No.246, Ramakrishna Mutt Road, Mylapore, Chennai - 4	3915 sq ft	Choultry (Commercial)	3,98,500/-	11,95,500/-
29	MKA Charities	No.239, Ramakrishna Mutt Road, Mylapore, Chennai - 4	3012 sq ft	Vacant Place (Commercial)	2,82,525/-	8,47,575/-
30	Bhavanandam Academy	No.68, Jermiah Road, Vapery, Chennai - 7	3812 sq ft	Old Building (Commercial)	3,20,000/-	9,60,000/-
31	MOPL Charities	No. 910, Thiruvottiyur High Road, Chennai - 19.	2158 sq ft	Vacant Place Commercial	12,700/-	38,100/-
32	C.K. Naidu	Lands at Ayanambakkam Lands, Chennai - 95	54.87 Acres	35.15Acre-Commercial	14,25,531/-	42,76,593/-
				19.72 Acre-Agriculture	4,37,192/-	13,11,576/-
33	MM Charities	No.10, Mohandas Lane Border Garden, Chennai - 14.	720 sq ft	Old Building (House)	23,500/-	70,500/-



34	TV Rao	No.32, Veerappan Street, Chennai – 1.	82 sq ft	Shop	3,350/-	10,050/-
35	TV Rao	No.32, Veerappan Street, Chennai – 1.	276 sq ft	Shop	11,300/-	33,900/-
36	S.S. Pillai	No.10, Venkatesa Gramini Street, Chindadripet, Chennai - 3	1575 sq ft	Old Building	32,500/-	97,500/-
37	Vaduvambal	No.21, Periyanna mudali Street, Chennai – 1.	1820 sq ft	Vacant Place	36,580/-	1,09,740/-
38	Govindasamy Chetty	No.12, Ramasamy Mesthri Street, Triplicane, Chennai-5.	222 sq ft	Vacant Place	11,655/-	34,965/-
39	MKA	No.63,64,65, East Mada Street, Thiruporur	236 Sq. Ft	Vacant Place	55,000/-	1,65,000/-

WITNESS THE HON'BLE MR.JUSTICE MUNISHWAR NATH BHANDARI CHIEF JUSTICE, HIGH COURT AT MADRAS AFORESAID, THIS THE 29th DAY OF APRIL 2022.

Sd/-

ASSISTANT REGISTRAR (Comm.Cases)

//Certified to be true copy//

Dated at Madras this the day of 2022.

COURT OFFICER(O.S.)

From 25th Day of September 2008 the Registry is issuing certified copies of the Orders/Judgments/Decrees in this format.



WEB COPY

ky

29.04.2022

A.Nos.1955 and 1956 of 2022

ORDER

DATED: 29.04.2022

THE HON'BLE MR.JUSTICE

M.DURAISWAMY

FOR APPROVAL: 29.04.2022

APPROVED ON : 29.04.2022



IN THE HIGH COURT OF JUDICATURE AT MADRAS
(ORDINARY ORIGINAL CIVIL JURISDICTION)

FRIDAY, THE 29th DAY OF APRIL 2022

THE HON'BLE MR. JUSTICE M.DURAI SWAMY

A.Nos.1955 and 1956 of 2022

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

.. Applicant

A.No.1955 of 2022:

Application praying that this Hon'ble Court be pleased to met out the total cost for paper publication and incidental expenses proportionately from the concerned Trust Estates for the properties to be let out.

A.No.1956 of 2022:

Application praying that this Hon'ble Court be pleased to make necessary paper publication in any one of the Tamil Newspaper in Chennai Edition, regarding the public auction to be held for the properties with upset rent specified against each of the properties in the tabular (6) column in para 4 of this report.



This application coming on this day before this Court for hearing the

Court made the following order:-

The learned Administrator General and Official Trustee of Tamil Nadu (“AG & OT” for brevity) has filed the application in A.No.1956 of 2022 to make necessary paper publication in any one of the Tamil Newspaper in Chennai Edition, regarding the public auction to be held for the properties with upset rent specified against each of the properties in the Tabular (6) Column in Para 4 of this report.

2.The learned AG & OT has also filed another application in A.No.1955 of 2022 to meet out the total cost for paper publication and incidental expenses proportionately from the concerned Trust Estate for the properties to be let out.

3.In support of the Judge's Summons in A.Nos.1955 and 1956 of 2022, the learned AG & OT has filed the following report :

"The Administrator General and Official Trustee of Tamil Nadu humbly submits that nearly about 200 Trust Estates are



WEB COPY

being administered by the Administrator General and Official Trustee of Tamil Nadu. From and out of the Trust Estates both the Administrator General and Official Trustee sides there are about 500 properties let out to various tenants for Residential and Non-Residential on monthly rent basis and also yearly lease basis for agricultural land.

2. The AG & OT further submits that as of now there are 39 properties kept vacant and idle. These properties are in and around Chennai. The AG & OT has to take necessary steps to lease out the property to fetch income for charity purpose and the interested person may take the property for rent or lease basis. The properties are connected to various Trust Estates and different locations with different extents.

*3. The AG & OT further submits that most of the buildings are in very old condition. Considering the conditions of the buildings, it is decided to lease them out in **“as is where condition”**. After the interested person entered into a lease, they may be permitted to build up a new construction in the vacant trust properties at their own cost by obtaining appropriate order from the Hon’ble High Court and also building approval plan from competent authorities. For arriving the monthly rent upset price, the present guideline value is taken for consideration, but not in entirety. Tentative*



WEB COPY

rent assessment is also done, which is lesser than the guideline value estimation.

4. The AG & OT further submits that the following tabular column will give a clear picture about the name of the trust estate, address of the property, nature of the property, extent of the property, guideline value and upset monthly rent as tentatively decided by AG & OT, to the respective property for better appreciation.

**Vacant Properties in the Name of The Administrator General and Official
Trustee of Tamil Nadu**

Sl. No (1)	Name of the Estate (2)	Address of the Property (3)	Extent (4)	Nature of Property (5)	Upset Price (6)	EMD in Rs (7)
1	V.T.Chetty	No.51 &52, Moore Street, Chennai -1	2309 sq.ft.	Old Buildings	35,000/-	1,05,000/-
2	V.T.Chetty	No.47 Moore Street, Chennai - 1.	3021 sq ft-GF	Commercial	1,10,000/-	3,30,000/-
3	V.T.Chetty	No.47 Moore Street, Chennai - 1.	230 sq ft-GF	Ground Floor (Commercial)	8,500/-	25,500/-
4	V.T.Chetty	No.47 Moore Street, Chennai - 1	72 sq.ft FF	Commercial	26,400/-	79,200/-
5	V.T.Chetty	No.47 Moore Street, Chennai - 1.	4417 sq ft (Second Floor)	Commercial	45,000/-	1,35,000/-
6	V.T.Chetty	No.7, Acharappan Lane, Chennai -1.	238 sq ft- GF	Shop	7,400/-	22,200/-



WEB COPY

7	V.T.Chetty	No.7, Acharappan Lane, Chennai - 1.	1490 sq ft-FF	Godown	46,000/-	1,38,000/-
8	V.T.Chetty	151, Aathiyappa Naicken Street, Chennai - 1.	420 sq ft -GF	Shop	25,000/-	75,000/-
9	N.V.Ammal	No.189, NSC Bose Road, Chennai - 1	5653 sq ft-FF	Commercial	1,08,750/-	3,26,250/-
10	K.Ramanujam Chetty	No.15, Thatha Muthiappan Street, Chennai - 1.	148 sq ft-GF	Shop	3,750/-	11,250/-
11	K.Ramanujam Chetty	No.15, Thatha Muthiappan Street, Chennai - 1.	100 sq ft-GF	Shop	2,500/-	7,500/-
12	M.T.Mission	No.18, Swamy Thiruneelagandan Street, Chennai - 1.	845 sq ft	Vacant Place	6,000/-	18,000/-
13	MKP Maracayar	No.79, Prakasam Road, (Broadway), Chennai-1.	2771 sq ft	Old Building	75,000/-	2,25,000/-
14	MKP Maracayar	No.80, Prakasam Road, (Broadway), Chennai - 1.	3882 sq ft	Old Building	97,000/-	2,91,000/-
15	Gally Adhi Narayana Chetty	New No.6, Old No.1, Narayana Chetty Lane, Chennai - 1.	2089 sq ft	(Old house & vacant place)	22,500/-	67,500/-
16	N.V.Ammal	No.14, SMM Lane, Chennai - 1.	2046 sq ft	Vacant Place	15,000/-	45,000/-
17	PR Chetty	New No.41, Old No.19, S.M.M.Street, Chennai - 1.	4374 sq ft	Dilapidated Building	33,750/-	1,01,250/-
18	MM Charities	56, Pycrofts Road, 1st Street, Royapettah, Chennai - 14.	738 sq ft	Old building	15,000/-	45,000/-



WEB COPY

19	Iyyapillai Charities	No.29, Singarachari Street, Chennai-5.	3294 sq ft	Choultry	93,750/-	2,81,250/-
20	Ponnnambalam Pillai	No.23, Kanakkar Street, Chennai - 19.	125 sq ft (GF)	Shop	6,000/-	18,000/-
21	Moonjalore Lakshmaiah Chetty	No.6, South Prakaram Street, TH Road, Chennai - 19.	5254 sq ft	(Old House & Vacant Place)	26,250/-	78,750/-
22	Batchu Munusamy Chetty	No. 58, St.Xavier Street, Chennai - 1.	261 sq ft (Shop)	Shop	15,000/-	45,000/-
23	MM Charities	No.173, Pycrofts Road, 1 st Street, Royapettah, Chennai - 14.	3537 sq ft	Old Building Vacant Place	2,36,000/-	7,08,000/-
24	K Rangammal	No.125, Audiappa Naicken Street, Chennai - 1.	1984 sq ft (GF)	Old Building(Commercial)	1,16,000/-	3,48,000/-
25	N.V.Ammal	No.42, S.M.M.Lane, Chennai - 1.	255 sq ft	House	7,200/-	21,600/-
26	N.V.Ammal	No.14, Karuppannan Street, Chennai - 1.	1200 sq ft	Old Building (House)	27,700/-	83,100/-
27	MM Achari	No. 28, Paramasiva Chetty Street, Chennai-1.	1140 sq ft	Old Building (House)	28,000/-	84,000/-
28	Ponnambalam Pillai	No.246, Ramakrishna Mutt Road, Mylapore, Chennai - 4	3915 sq ft	Choultry (Commercial)	3,98,500/-	11,95,500/-
29	MKA Charities	No.239, Ramakrishna Mutt Road, Mylapore, Chennai - 4	3012 sq ft	Vacant Place (Commercial)	2,82,525/-	8,47,575/-



WEB COPY

30	Bhavanandam Academy	No.68, Jermiah Road, Vapery, Chennai - 7	3812 sq ft	Old Building (Commercial)	3,20,000/-	9,60,000/-
31	MOPL Charities	No. 910, Thiruvottiyur High Road, Chennai – 19.	2158 sq ft	Vacant Place Commercial	12,700/-	38,100/-
32	C.K. Naidu	Lands at Ayanambakkam Lands, Chennai - 95	54.87 Acres	35.15Acre-Commercial	14,25,531/-	42,76,593/-
				19.72 Acre-Agriculture	4,37,192/-	13,11,576/-
33	MM Charities	No.10, Mohandas Lane Border Garden, Chennai - 14.	720 sq ft	Old Building (House)	23,500/-	70,500/-
34	TV Rao	No.32, Veerappan Street, Chennai – 1.	82 sq ft	Shop	3,350/-	10,050/-
35	TV Rao	No.32, Veerappan Street, Chennai – 1.	276 sq ft	Shop	11,300/-	33,900/-
36	S.S. Pillai	No.10, Venkatesa Gramini Street, Chindadripet, Chennai - 3	1575 sq ft	Old Building	32,500/-	97,500/-
37	Vaduvambal	No.21, Periyanna mudali Street, Chennai – 1.	1820 sq ft	Vacant Place	36,580/-	1,09,740/-
38	Govindasamy Chetty	No.12, Ramasamy Mesthri Street, Triplicane, Chennai-5.	222 sq ft	Vacant Place	11,655/-	34,965/-
39	MKA	No.63,64,65, East Mada Street, Thiruporur	236 Sq. Ft	Vacant Place	55,000/-	1,65,000/-

5. The Administrator General and Official Trustee further submits that the above referred upset price for monthly rent has been arrived to the nearest thousand denomination on the



WEB COPY

basis of considering the extent and rate per Sq. Ft. calculation.

6. The Administrator General and Official Trustee further submits that since these properties are kept idle without any income it is better to lease out the property with the moderate upset price for monthly rent for the reasons once the property is taken by lease, and during the renewal time, the rent may be enhanced substantially considering the market value and other relevant aspects at that time.

7. The AG & OT further submits that there are instances that the AG & OT is unable to collect the arrears of rent, water charges, electricity charges in huge amount once the tenants vacate and their whereabouts are not known to the AG & OT. Even after earnest effort taken, the whereabouts of the tenants would not be traced out. In view of the above, the AG & OT is of the firm opinion that an adequate caution deposit in addition to security deposit may be received from the tenants at the time of entering into a lease / rental agreement. It would be in a better position to adjust the caution deposit towards the arrears of rent, water charges and electricity charges due if any. The experience shows that in most of the cases, no immediate action was initiated in the past when the tenants committed default to pay the monthly rent. If an action could have been taken at the earliest point of time there



WEB COPY

could be chances either to recover the arrears of rent, water and electricity bill charges or to recover vacant possession. Even to that aspect it would normally take minimum a year period to get anything to be done.

8. The AG & OT further submits that sec.11 of the Tamil Nadu Regulation of Right and Responsibilities of Landlords and Tenants Act, 2017 directs that maximum of 3 times of monthly rent may be received as security deposit. In the same line of analogy, the AG & OT may be permitted to receive 3 months' rent as security deposit (Rental Advance). In addition to that 7 times of monthly rent may be collected as caution deposit for the purpose of if any arrears of rent or damages for use and occupation or damages for the building and the same be adjusted from the deposits without heavy loss to the office of the AG & OT. Altogether 10 months' rent may be collected as security deposit and caution deposit.

9. The AG & OT further submits that in view of the above, for quick and better administrative reason, a comprehensive single application is filed seeking permission of this Hon'ble Court to grant permission for paper



WEB COPY

publication to conduct public auction to know the general public and followed by call for tender, then to conduct public auction in the office of AG & OT, and thereafter, file a report before this Hon'ble Court for confirmation etc.

10. It is submits that in view of the above, the applicant has proposed to effect paper publication in Daily Thanthi in Chennai Edition for letting out the above said properties through public auction by way of calling tenders from the general public in Chennai. It is further proposed to issue auction application with terms & condition to the general public at the cost of Rs.200/- each and thereafter to conduct the public auction in the office. On completion of the auction procedure a report would be filed before this Hon'ble Court for confirmation of the highest bidders.

*11. The AG & OT further submits a draft paper publication advertisement is marked as Exhibit **D1** and the application with terms and conditions to participate in the public auction is marked as Exhibit **D2**.*

12. The AG & OT further submits that a draft paper publication advertisement, application, terms and conditions to participate in the public auction are enclosed along with this application. For considering paper publication cost, all



WEB COPY

the properties are included in this application for a single paper publication. Total paper publication cost and other incidental cost for this work is to be proportionately met out from all the concern trust estates."

4.I am satisfied with the averments stated in the report filed in support of the above applications. Accordingly, the applications are allowed. The learned AG & OT is permitted to effect paper publication in one issue of "Dinathanthi" in Chennai Edition, mentioning the details of the auctions.

Sd./-M.D.J
29.04.2022

//Certified to be true copy//

Dated at Madras this the day of 2022.

COURT OFFICER(O.S.)

From 25th Day of September 2008 the Registry is issuing certified copies of the Orders/Judgments/Decrees in this format.