



A.Nos.3134 & 3135 of 2020

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in C.S.No.363 of 1912

S.VAIDYANATHAN,J.

A.No.3134 of 2020 has been filed to set aside the order dated 13.03.2020 made by the learned AG & OT, in which the monthly rent was enhanced to Rs.56,000/- with effect from 01.03.2020. By way of A.No.3135 of 2020, the Applicant sought for stay of the order dated 13.03.2020.

2. Learned AG & OT has brought to the notice of this Court that the revision had taken place as early as in 2020 and till now, no steps were taken by the Applicant to enter into a fresh lease agreement, but, however, he continues to remain in the premises by paying the old rent.

3. According to the applicant, though the Government had earlier enhanced the guideline value, subsequently, it was reduced and that the present demand, namely, enhancement by 300% is not justified. Hence, it was prayed that the order dated 13.03.2020 needs interference by this Court.

4. It is seen that the old agreement already got expired and the Applicant has not entered into a new agreement as demanded by the learned AG & OT. In the



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absence of any consensus between the parties, it is the mandatory duty of the applicant to vacate the premises, as the applicant was not in a position to pay the enhanced rent of Rs.56,000/-per month. The request of the applicant to grant one year time to vacate the premises cannot be acceded to and he has to hand over the vacant possession of the premises ***on or before 30.06.2023*** on payment of arrears of rent as per the revised rent.

5. In the result, both these applications ***are dismissed as devoid of merits.***

29.03.2023

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To:

The Administrator General and
Official Trustee of Tamil Nadu,
High Court, Madras.

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