



W.P.No.25663 of 2023

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 13.09.2023

CORAM

MR.JUSTICE N.SESHASAYEE

W.P.No.25663 of 2023
and W.M.P.No.25078 of 2023

A.G.Sridaran

... Petitioner

Vs.

1.The Rent Authority Officer,
The Rent Authority,
4th Floor, Singaravelar Maligai,
Collectorate Complex, No.62,
Rajaji Salai, Chennai-600 001.

2.Parsvatech Workspaces Private Limited,
Rep. by its Authorized Signatory,
Mr.Rushabh Shah,
Unit No.201, 2nd Floor, Marathon (Mafatlal) Chambers,
Futurex IT Park, N.M.Joshi Marg,
Lower Parel (E), Mumbai-400 013.

... Respondents

Prayer: The writ petition filed under Article 226 of the Constitution of India, to issue a writ of Certiorarified Mandamus, to call for the records pertaining to the impugned order in Application No.TN-242023010509356, purportedly dated 31.05.2023 and quash the same and consequently, direct the first respondent to provide a tenancy registration number for Application No.TN-242023010509356, submitted to its file on 05.01.2023.



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For Petitioner : Mr.R.Pranesh
for P.B.Ramanujam Associates

For Respondents : Mr.V.Manoharan
Additional Government Pleader
for R1

ORDER

By consent, this writ petition is taken up for final disposal at the admission stage itself.

2.The petitioner owns a certain building and has entered into a lease agreement with the second respondent herein on 05.02.2021. However, the petitioner only applied for its registration under Section 4 (3) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (hereinafter referred to as "the Act") on 05.01.2023. This was rejected by the Rent Authority, the first respondent herein on 31.05.2023. This is well beyond the 90 days time period stipulated under Rule 4 (3) read with Section 4 (3) of the Act. It was rejected *inter alia* on the ground that the petitioner has not filed any application for condonation of delay in seeking registration of the rental agreement under



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Section 4 (3) of the Act.

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3.Mr.V.Manoharan, the learned Additional Government Pleader takes notice for the first respondent, and made a statement that the petitioner ought to have moved the Revenue Divisional Officer, Guindy, who is constituted as the Rent Authority *vis-a-vis* the property of the petitioner in Ekattuthangal. He submitted that from and after May 2023, the Revenue Divisional Officer, Guindy has been constituted as the Rent Authority for the purpose of Section 4 of the Act.

4.Relying on the Judgement of a learned Single Judge of this Court in ***M/s.Suguna Vilasa Sabha vs. Rajesh Mootha and Ors.***, [(2022) SCC OnLine Mad 4711 : (2023) AIR CC 100], the learned counsel for the petitioner submitted that the rejection of the petitioner's application is bad in law and the Rent Authority should have condoned the delay.

5.This Court is not in agreement with the submission of the learned counsel for the petitioner, but only directs him to approach the newly constituted Rent Authority (Revenue Divisional Officer, Guindy) with a fresh online application



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along with an application for condonation of delay in filing his application under Section 4 (3) of the Act within a period of fifteen (15) days from today.

6. This Writ Petition stands disposed of accordingly with the above direction. No Costs. Consequently, the connected miscellaneous petition is closed.

13.09.2023

Anu

Index : Yes / No

Neutral citation : yes/no

Note to office:Issue order copy on 14.09.2023

To

1.The Rent Authority Officer,
The Rent Authority,
4th Floor, Singaravelar Maligai,
Collectorate Complex, No.62,
Rajaji Salai, Chennai-600 001.

2.The Revenue Divisional Officer,
Guindy.



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N.SESHASAYEE, J.

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