



A.No.346 of 2024

A.No.346 of 2024
in C.S.No.204 of 1940

S.VAIDYANATHAN,J.

This application has been filed by one R.Ganesh, seeking to direct the Administrator General and Official Trustee of Tamil Nadu (AG&OT) / Respondent herein to grant monthly rent of the premises being vacant land, bearing Door Nos.63 to 65, East Mada Street, Thiruporur - 603 110 to the applicant.

2. It is submitted by the Applicant that the vacant land, which is the subject matter in this application, is under the control of the AG&OT and the respondent had issued a paper publication for renting out the premises measuring to an extent of 10236 sq.ft. @ Rs.41,250/- per month along with 3 months rental advance of Rs.1,23,750/- by way of sealed tender. It is further submitted that there has been no bidder for the property at the quoted price and that he is willing to pay Rs.45,000/- towards monthly rent for the said immovable properties.

3. Learned AG & OT has stated that the property is under the control of the office of AG&OT and the monthly rent now offered to be paid by the applicant may be increased to Rs.50,000/-. When this Court posed a question to the applicant as to whether he is ready to pay Rs.50,000/- per month as rent, he has agreed for the same.



A.No.346 of 2024

S.VAIDYANATHAN,J.
ar

WEB COPY

4. In view of the above, this application is disposed of with the following directions:

i) The AG&OT shall enter into a lease agreement with the Applicant herein, if not already executed, by fixing the rent of Rs.50,000/- per month as agreed for the vacant land measuring 10236 sq.ft. The renewal of lease shall not exceed three years at any point of time and the renewal can be done periodically on expiry of upper time limit prescribed every year;

ii) As and when lease period is extended every year, there should be a periodical revision of rent at the rate of 5% on the rent paid the previous year;

iii) The subject property will vest with the AG&OT and the renewal of lease will only be for the limited purpose of occupation, for which the subject property was leased out.

19.01.2024

ar

To:

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

A.No.346 of 2024
in C.S.No.204 of 1940