



Application No.2287 of 2024

R. MAHADEVAN, A.C.J.

This application has been filed seeking a direction to the respondent/A.G. & O.T. to lease out the property in W/A/B/9/ T.S. No.7 at Erode Sathy Main Road, Veerapandi Village, Gobichettipalayam, for running a retail petrol outlet as a dealer of Bharat Petroleum Corporation Ltd.

2. With an intent to run a petrol bunk as a dealer of Bharat Petroleum Corporation Ltd., the applicant made an application to the respondent on 26.03.2024 seeking to take on lease the property in the aforesaid address for a period of 30 years at a monthly rent of Rs.1,05,000/-.

3. Finding no response, this application has been filed with the above prayer.

4. Today, when the matter was taken up for hearing, the learned A.G. & O.T. submitted that given the location of the property and the purpose of lease being commercial, the property is worth fetching a rent of Rs.1,50,000/- per month. He further submitted that since the applicant seeks lease for the purpose of running a petrol bunk as a dealer of Bharat Petroleum Corporation Ltd., which will not accept lease for shorter spells, say three years or so, the lease agreement may be entered into for a period of 15 years, in which event, the property will fetch continuous income.



THE HON'BLE ACTING CHIEF JUSTICE

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5. In a riposte, the learned counsel for the applicant submitted that the applicant is willing to pay the said sum of Rs.1,50,000/- as monthly rent.

6. Having regard to the submissions made on either side, this Court directs the respondent/A.G. & O.T. to enter into a lease agreement with the applicant for a period of 15 years by fixing the initial monthly rent as Rs.1,50,000/-, with rental hike @ 20% once in 3 years. This exercise shall be completed within a period of one month from the date of receipt of a copy of this order.

With the above directions, this application stands disposed of.

07.06.2024

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