



W.P.No.14720 of 2021

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 17.04.2024

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THE HONOURABLE MR.JUSTICE **G.K.ILANTHIRAIYAN**

W.P.No.14720 of 2021

Sulochanan Devarajan

... Petitioner

-Vs-

Hindusthan Petroleum Corporation Ltd.,
Rep.by its Chief Regional Manager-Retail
No.82, TTK Road,
Alwarpet,
Chennai-600 018.

... Respondent

Prayer:- Writ Petition filed under Article 226 of Constitution of India for the issuance of Writ of Mandamus, direct the respondent to consider the claim of the petitioner for increased monthly rental or out right purchase of landed property in S.No.15/8B2, 15/9-B and 15/10 in Sandavelur Village, Sriperumbudur Taluk (2035 sq.meters) Kancheepuram District, in the light of her representation dated 10.12.2020 within a limited time frame.

For Petitioner : Mr.G.Punniakoti

For Respondent : Mr.Vijayan
for M/s.King & Partridge



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ORDER

This Writ Petition has been filed for a direction directing the respondents to increase the monthly rent or out right purchase of landed property comprised in S.No.15/8B2, 15/9-B and 15/10 situated at Sandavelur Village, Sriperumbudur Taluk, Kancheepuram District to an extent of 2035 sq.mts.

2. Heard the learned counsel appearing on either side and perused the materials available on record.

3. The property, admeasuring 0.67 cents comprised in Survey Nos.15/8B2, 15/9B and 15/10 situated at Santha Vellore Village, Sriperumbudur Taluk, Kancheepuram District, originally owned by one K.Saraswathi and Lalli. Out of 0.67 cents 48 ½ cents was leased out in favour of the respondent by a lease deed dated 27.08.2003 for the monthly rent of Rs.3,600/- for a period of thirty years. Thereafter, the petitioner purchased the said property for a valid sale consideration by a registered sale deed dated 18.11.2010 vide document No. 6009 of 2010. The purchase was also duly informed by the respondent to altorm the



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tenancy. Thereafter, the petitioner submitted a representation for enhancement of rent or out right purchase of the subject property since the rent paid by the respondent is very low.

4. Considering the above, the respondent is directed to consider the representation submitted by the petitioner for enhancement of monthly rent for the subject property and pass appropriate orders, after giving an opportunity of hearing to the petitioner, within a period of six weeks from the date of receipt of a copy of this order.

5. With the above direction, this writ petition stands disposed of. No costs.

17.04.2024

Internet : Yes

Index : Yes/No

Speaking order/Non-speaking order

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G.K.ILANTHIRAIYAN, J.

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To

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