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CRP.NPD. No.2365 of 2021

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED:15.11.2024

CORAM:

THE HONOURABLE MR. JUSTICE P.B.BALAJI

CRP. NPD. No.2365 of 2021

and

CMP. No.17930 of 2021

Mrs.Manjula A. Rao

... Petitioner

Vs

Mrs.Razia Sultan

... Respondent

PRAYER: The Civil Revision Petition filed under Section 25 of the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960 to set aside the judgment and decree dated 22.02.2021 passed in R.C.A. No.546 of 2017 on the file of the VIII Court of Small Causes at Chennai as well as the Judgment and decree dated 13.06.2017 passed in R.C.O.P. No.42 of 2013 on the file of the X Court of Small Causes at Chennai.

For Petitioner : Mr.R.Ganesan

For Respondent : Mr.K.Sukumaran



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ORDER

Though the learned counsel for the petitioner/tenant and the learned counsel for the respondent/Landlady argued the revision elaborately, at the instance of the Court, the parties attempted for an amicable compromise and it is happy to note that the parties have in fact, reached a settlement. The petitioner/tenant has also agreed to vacate the tenanted premises on or before 31.12.2026. The respondent/landlady also agreed to graciously waive a portion of arrears of rent.

2. Mr.R.Ganesan, learned counsel has placed an undertaking affidavit of the tenant/petitioner, wherein she has undertaken to vacate and handover the business premises by 31.12.2026 and also pay the monthly rent of Rs.53,726/- from 1st December, 2024 and continue to pay the same, till such time, she vacates and handover the business premises i.e., on or before 31.12.2026.

3. Insofar as arrears of rent, the parties have agreed that of Rs.8,00,000/- which shall be paid in 8 equal quarterly instalments, starting from March, 2025 at Rs.1,00,000/- for instalment and in any event, the said amount shall be settled before the petitioner vacates the



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premises, in full and final settlement.

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4. Recording the affidavit the petitioner/tenant, the order passed by appellate authority is confirmed. Accordingly, this Civil Revision Petition is disposed of. Consequently, connected Miscellaneous Petition is closed. No costs.

15.11.2024

Index:Yes/No

Speaking order/Non-speaking order
rkp

To

1. The Judge, VIII Court of Small Causes at Chennai.
2. The Judge, X Court of Small Causes at Chennai
3. The Section Officer, VR Section,
Madras High Court, Chennai.

P.B.BALAJI, J.



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