



WEB COPY



A NO. 4161 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 30-01-2025

CORAM

THE HONOURABLE MR JUSTICE S. S. SUNDAR

A NO. 4161 of 2024, A NO. 4163 OF 2024 and A NO. 4162 OF 2024

C.Manoj Kumar
S/o.Mr.R.Chandrasekaran, No.1, Srinivasa Perumal
Sannadhi Second Street, Royapettah, Chennai 600 014.

Applicant(s)

Vs

The Administrator General and Official Trustee of
Tamil Nadu
High Court Buildings, Chennai 600 104.

Respondent(s)

A NO. 4163 of 2024

R.Chandrasekaran
S/o.Late Rangasamy, No.1, Srinivasa Perumal
Sannadhi Second Street, Royapettah, Chennai 600 014.

Applicant(s)

Vs

The Administrator General and Official Trustee of
Tamil Nadu
High Court Buildings, Chennai 600 104.

Respondent(s)

A NO. 4162 of 2024

C.Shanthi
S/o.Mr.R.Chandrasekaran, No.1, Srinivasa Perumal
Sannadhi Second Street, Royapettah, Chennai 600 014.

Applicant(s)



Vs

The Administrator General and Official Trustee of
Tamil Nadu
High Court Buildings, Chennai 600 104.

Respondent(s)

A NO. 4161 of 2024

For Applicant(s):

M/s.B.K.Sreenivasan
M.Jayakirubha
J.Jhansi Rani

For Respondent(s): Mr.N.Ramanathan, AG&OT

A NO. 4163 of 2024

For Applicant(s):

M/s.B.K.Sreenivasan
M.Jayakirubha
J.Jhansi Rani

For Respondent(s): Mr.N.Ramanathan, AG&OT

A NO. 4162 of 2024

For Applicant(s):

M/s.B.K.Sreenivasan
M.Jayakirubha
J.Jhansi Rani

For Respondent(s): Mr.N.Ramanathan, AG&OT

COMMON ORDER

All the above applications have been filed by the individuals with a prayer to issue a direction to the learned Administrator General and Official Trustee to give on lease to the respective applicants a portion of non-residential



building at Door No.16, Woods Road, Chennai 600 002, on monthly rent basis mentioned therein.

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2.The property which is the subject matter of these applications belongs to the Trust namely, Malligai Merchant Charities which is under the administration of AG&OT as per the scheme decree passed by this Court in CS.No.274/1899 dated 01.03.1922. The properties which are the subject matter of these applications are located opposite to the Express Avenue in Woods Road which has got high potential. The property in the locality is not only valuable but also suitable for various commercial purposes. This Court is of the view that the lease amount suggested by the applicants is far below the market rate.

3.Mr.N.Ramanathan, learned AG&OT filed a report indicating that on inspection of property and assessment of value, the guideline value and the market value per square feet is Rs.15,400/- and Rs.21,000/- respectively. It is further stated that the Official Trustee has already notified all the vacant properties including the subject matter of these applications for public auction.

4.Since learned AG&OT has now reported that the public auction will be conducted in a month after getting permission of this Court, this Court is unable to entertain these applications.



5.Hence, the above applications stand **dismissed**.

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AP

A NO. 4161 of 2024

To

1. The Administrator General and Official Trustee of Tamil
Nadu
High Court Buildings, Chennai 600 104.

A NO. 4163 of 2024

1. The Administrator General and Official Trustee of Tamil
Nadu
High Court Buildings, Chennai 600 104.

A NO. 4162 of 2024

1. The Administrator General and Official Trustee of Tamil
Nadu
High Court Buildings, Chennai 600 104.



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S.S.SUNDAR, J.

AP

A.Nos.4161 TO 4163/2024

30.01.2025