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CRP NPD.No.625 of 2025

THE HIGH COURT OF JUDICATURE AT MADRAS

Date : 18.06.2025

CORAM:

THE HONOURABLE MR.JUSTICE N. SATHISH KUMAR

CRP [NPD] No.625 of 2025 & CMP.No.3538 of 2025

K.Chandrasekar

. . . Petitioner

Versus

Uma

. . . Respondent

PRAYER : Petition filed under Article 227 of Constitution of India to set aside the judgment and decree dated 07.02.2023 made in RLTA No.108 of 2022 on the file of the learned IV Additional City Civil Court, Chennai confirming the Order of eviction dated 19.07.2022 made in RLTOP.No.325 of 2021 on the file of the learned XV Judge, Small Causes Court, Chennai.

For petitioner : Mr.Samir S. Shah
for M/s.Shah & Shah

For Respondent : Mr.C.Rajakumar



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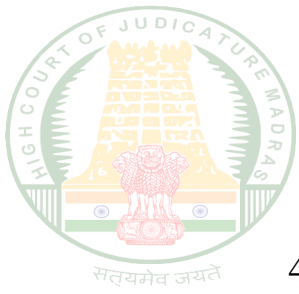
ORDER

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Challenging the Order of eviction of the Rent Controlller which has been confirmed by the Rent Control Appellate Authority, the present revision has been filed.

2. The respondent is the landlord and the petitioner is the tenant. The respondent landlord has sought eviction on the grounds of failure to enter into a written agreement and own use and occupation. The same has been allowed and the learned Rent Controller directed the tenant to vacate and handover vacant possession of the petition premises. The appeal preferred against the same has also been dismissed. As against which, the present revision has been filed.

3. During the pendency of this Civil Revision Petition, the revision petitioner had filed an affidavit to the effect that they are ready to hand over vacant possession and they need time for the same and he seeks time till 31.10.2025 to vacate the premises.

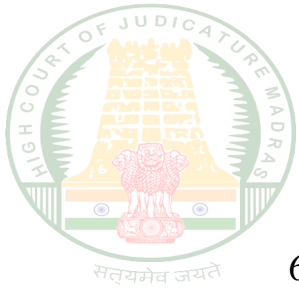


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4. The learned counsel appearing for the respondent submitted that there is arrears of rent to the tune of Rs.1,76,000/-. Whereas, the learned counsel appearing for the petitioner disputed the same and submitted that he is ready to pay a sum of Rs.55,000/- [Rupees fifty five thousand only] and apart from that they will not seek for return of advance amount of Rs.40,000/-, for which the learned counsel appearing for the respondent has not raised serious objections. The statement of the learned counsel appearing for the petitioner is recorded.

5. In such view of the matter, the revision petitioner/tenant is directed to pay a sum of Rs.55,000/- [Rupees fifty five thousand only] towards arrears of rent and shall not seek for return of advance amount, since the tenant is liable to pay arrears of rent. The revision petitioner/tenant is granted time till 31.10.2025 to vacate and hand over vacant possession of the premises. In the event of failure to vacate and hand over vacant possession of the premises, the same will invite contempt proceedings against the revision petitioner.



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6. With the above directions, this Civil Revision Petition is disposed of.

No costs. Consequently, connected miscellaneous petition is closed.

18.06.2025

Index : Yes / No

Internet: Yes

Speaking/non speaking order

vrc

To,

1. The IV Additional Judge,
City Civil Court, Chennai.
2. The XV Judge,
Court of Small Causes, Chennai.



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N. SATHISH KUMAR, J.

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