



WEB COPY



CRP NO. 1432 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 09-04-2025

CORAM

THE HONOURABLE MR JUSTICE A.D.JAGADISH CHANDIRA

CRP NO. 1432 of 2024

AND

CMP NO. 7684 OF 2024

J.Prabhakar

Prop., M/s Ayyanar Travels, No.2/12, Orchard Manor
Apartments (Opp to CI Flats), No.2, Diwan Rama
Road, Purasawalkam, Chennai 600 084

Petitioner(s)

Vs

P.Saravana Prasad

S/o V.R.Pattabiraman, Rep by his Power of Attorney,
Shri V.R. Pattabiraman, No.19A, Officers Line,
Muthanna Nagar, Vellore 632 001

Respondent(s)

Prayer: Civil Revision Petition filed under Section 25 of the Tamil Nadu
Buildings (Lease and Rent Control) Act XVIII of 1960, as amended by Act 23
of 1973, praying to set aside the order and decretal order dated 18.12.2023
passed in R.C.A.No.353 of 2019 (on the file of IX Court of Small Causes,
Chennai).



WEB COPY



CRP NO. 1432 of 2024

For Petitioner(s): M/s.R.V.Rukmani For
M/s.P.B.Ramanujam Associates

For Respondent(s): M/s.S.William, A.Jenifer
W.J.S.Prabhu, For Sole Respondent

ORDER

Having suffered an order of eviction, the petitioner, who is the tenant, has filed this revision petition.

2. The learned counsel for the petitioner would submit that the petitioner/tenant has undertaken to vacate and handover the possession of the decree holder on or before 31.10.2025 and also filed an affidavit of undertaking.

3. The learned counsel for the respondent/Landlord would also submit that the Civil Revision Petition may be allowed by taking into consideration the undertaking filed by the petitioner, which is extracted herein for ready reference:-

“ J.Prabhakar, S/o.Shri.R.Jayaveerapandian, aged 49 years, residing at No.2/12, 'Orhad Manor Apartments' (Opp to 'C1 Flats'), No.2, Diwan Rama Road,



WEB COPY



CRP NO. 1432 of 2024

Purasawalkam, Chennai-600 084, do hereby solemnly affirm and sincerely state as follows:-

1. I am the Revision Petitioner in the captioned Revision Petition.

2. I respectfully submit that I have preferred the captioned Revision Petition challenging the Order and Decreetal order dated 18.12.2023 passed in R.C.A.No.353 of 2019 (on the file of IX Court of Small Causes, Chennai), partly reversing the Fair and Decreetal order dated 11.01.2019 passed in R.C.O.P.No.500 of 2017 (on the file of XI Court of Small Causes, Chennai).

3. I respectfully submit that I am a lawful tenant in occupation of the petition premises, namely No.2/12, 'Orchad Manor Apartments' (opp. To 'C1 Flats'), No.2, Diwan Rama Road, Purasawalkam, Chennai-600 084; and I have been paying the monthly rents to the respondent without any default or delay, whatsoever. In this backdrop, I hereby undertake to -

A. To vacate and handover vacant possession of the petition premises to the Decree Holder on or before 31.10.2025.

B. To continue to pay the monthly rents (at the rate of Rs.16,500/-) till such date of vacating and handing over vacant possession of the tenanted premises to the respondent.

C. To continue to keep the petition premises in good order and condition, without causing any damage to the same intentionally or negligently and continue to pay the electricity consumption charges also to the concerned department, till such date of vacating and handing over vacant possession of the petition premises to the respondent.”

I therefore respectfully pray that this Hon'ble Court



WEB COPY



CRP NO. 1432 of 2024

may be pleased to record this Affidavit of Undertaking and grant time to vacate and handover vacant possession of the petition premises till 31.10.2025 and thus render justice. “

4. In view of the above, the revision petition stands disposed of on the terms of the undertaking filed by the petitioner. The said affidavit of Undertaking shall form part of the court records and it is made clear that if the petitioner does not adhere to the undertaking filed by him, he will be liable for contempt.

5. For reporting compliance, post the matter on 04.11.2025.

nvsri

09-04-2025



CRP NO. 1432 of 2024

WEB COPY

To

1. The IX Judge, Small Causes Court, Chennai.

2. P.Saravana Prasad

S/o V.R.Pattabiraman,

Rep by his Power of Attorney, Shri V.R. Pattabiraman,

No.19A, Officers Line, Muthanna Nagar, Vellore 632 001



WEB COPY



CRP NO. 1432 of 2024

A.D.JAGADISH CHANDIRA, J.

nvsri

CRP NO. 1432 of 2024

AND

CMP NO. 7684 OF 2024

09.04.2025