



WEB COPY



CRP No.5282 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 12-11-2025

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

CRP No.5282 of 2025 and CMP No.26532 of 2025

V.Natarajan

... Petitioner

Vs

1.S.K.Ramachandran

2.R.Durai Babu

3.R.Balaji

... Respondents

Revision filed under Section 25 of the Tamil Nadu Buildings (Lease and Rent) Control Act to set aside the fair and decretal order dated 12.12.2024 passed in Rent Control Appeal No.68 of 2023(Old RCA No.34 of 2017) passed by the Subordinate Judge, Ambattur, confirmed the order dated 03.10.2017 passed in RCOP No.37 of 2012 by the District Munsif cum Rent Controller, Ambattur.

For Petitioner : Mr.K.Jothisivam

For Respondent : Mr.S.Senthil

For R.2

R.1 & R.3 _ Not ready in notice

ORDER

Heard the learned counsel for the parties.

2. Finding that there is no infirmity or perversity in the findings of the



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Rent Controller as well as the Rent Control Appeal, I had indicated that the civil revision petition would be dismissed, learned counsel for the petitioner has sought for time to file an affidavit of undertaking to vacate the premises within six months.

3. The affidavit of undertaking dated 10.11.2025 has been filed by the petitioner and a copy of which has been served on the learned counsel for the respondent/landlord.

4. The petitioner has undertaken to vacate the Tea Shop, under his occupation, on or before 10.05.2026 and he has also undertaken to pay the monthly rent of Rs.7,000/-(Rupees Seven Thousand Only) to the respondents without any default, till such time he vacates the premises.

5. So far as the claim made by the tenant that he has paid an advance of Rs.2,00,000/-(Rupees Two Lakhs only), it is the contention of the respondents that though the said amount was paid as advance, the same has been adjusted and no excess advance is lying with the respondents.



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6. In view of the said disputed position, it is open to the petitioner to work out his right for recovery of the advance amount independently.

7. The affidavit of undertaking shall form part of the records.

8. With the above observation, the civil revision petition is dismissed. The civil revision petitioner shall vacate and hand over vacant possession on or before 10.05.2026. No costs. Consequently, connected miscellaneous petition is closed.

12.11.2025

Index:yes/no
Website:yes/no
Speaking Order/Non-Speaking Order
sr

To

- 1.The Subordinate Judge, Ambattur
2. The District Munsif cum Rent Controller,Ambattur



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P.B.BALAJI.,J

SR

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