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A Nos. 2073 & 2074 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 22-04-2025

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THE HONOURABLE MR JUSTICE S. S. SUNDAR

A Nos. 2073 & 2074/2025

1. Administrator General and official
Trustee of Tamil nadu
High Court, Chennai 600 104.

Applicant(s) in both
applications

Vs

1. Nil
nil

Respondent(s) in both
applications

For Applicant in both applications : Mr.D.Lingeswaran, AG&OT

COMMON ORDER

(1) A.No.2073/2025 is filed by learned Administrator General and Official Trustee [AG&OT] seeking permission to publish the auction notification in respect of 23 properties belonging to various Trusts listed in the report, in any

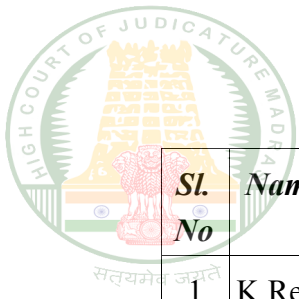


one of the Tamil Dailies having circulation in Chennai City.

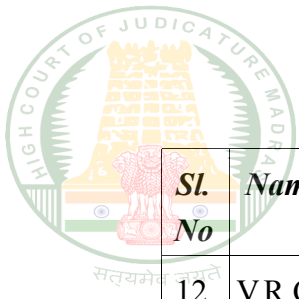
(2) A.No.2074/2025 is filed by learned AG&OT to meet out the total cost for paper publication and incidental expenses proportionately from the concerned Trust Estates to which the listed leased out properties belong to.

(3) In the Report, several buildings and vacant lands belonging to various Trusts are lying vacant and hence, they are not generating any income by way of rent. These properties are located in the city of Chennai which are commercially important. It is also mentioned that earlier 71 properties were advertised for lease and offers were received only in respect of 24 properties, as there were no bidders for the remaining 47 properties. Even though there were offers for 24 properties, some of them have not come forward to take the property on lease and therefore, 20 properties alone were let out to tenants pursuant to auction. It is also stated in the Report that in respect of some of the properties, the upset price fixed was on the higher side and it has to be reduced commensurate with the market value. Hence, the above applications are filed.

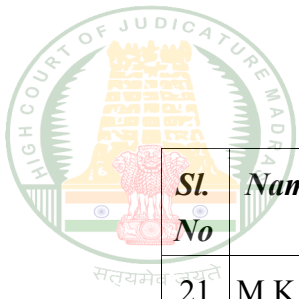
(4) The list of properties to be auctioned is given in the following table:-



Sl. No	Name of the Estate	Address of the Property	Extent	Nature of Property	Upset Price
1	K.Rengamma	No.125, Aadhiyappa Naicken Street, Chennai-01.	1984 Sq.ft.	Vacant Land	Rs.1,75,000/-
2	M.M.Charities	No.9, Mohandas Lane, Chennai-02.	720 Sq.ft.	Vacant Land	Rs.30,000/-
3	M.M.Charities	No.10, Mohandas Lane, Chennai-02.	744 Sq.ft.	Vacant Land	Rs.31,000/-
4	M.M.Charities	No.53/16, Pycrofts Road, I street, Royapettah, Chennai-14.	2220 Sq.ft.	Vacant Land	Rs.1,30,000/-
5	Sivakannu Ammal	No.230, Lingi Chetty Street, Chennai-01	2518 Sq.ft.	Vacant Land	Rs.2,00,000/-
6	Bavanandam Academy	No.68, Jermiah Road, Chennai-07.	3812 Sq.ft.	Vacant Land	Rs.4,75,000/-
7.	N.V.Ammal	No.17, 3 rd North Beach Road, Chennai-01	2079 Sq.ft.	Vacant Land	Rs.1,00,000/-
8.	V.T.Chetty	No.46, Anna Salai, Chennai 600 002	7434 sq.ft.	Vacant Land [Commercial]	Rs.10,00,000/-
9.	Mamandur Munusamy Achari	No.28, Paramasivam Street, Chennai 600 003	1140 Sq.ft.	Vacant Land	Rs.51,000/-
10.	M.T.Mission	No.18, Swamy Thiruneelakandan Street, Chennai 79	845 Sq.ft.	Vacant Land	Rs.10,000/-
11.	Nurses Association	No.59, EVK Sampath Road, Vepery, Chennai 600 007.	1.24 Acres	Vacant Land	Rs.35,00,000/-



Sl. No	Name of the Estate	Address of the Property	Extent	Nature of Property	Upset Price
12.	V.R.Chetty	No.19, Saiva Muthiah Mudali Street, Chennai 01	4374 Sq.ft.	Vacant Land	Rs.1,50,000/-
13.	Vaduvambal Charity	No.21, Periyanna Mudali street, Chennai 01	1858 Sq.ft.	Vacant Land	Rs.1,11,500/-
14.	Batchu Munusamy Chetty	No.58, St.Xavier Street, Chennai 79.	261 Sq.ft.	Ground Floor [Shop]	Rs.15,000/-
15.	Batchu Munusamy Chetty	No.58, St.Xavier Street, Chennai 79. [No.15 Mint Street, Chennai 79]	730 Sq.ft.	Ground Floor [Shop]	Rs.30,000/-
16.	Kadapakkam Charities	No.98, Greenways Road, Chennai	1464 Sq.ft. Ground Floor and 108 Sq.ft. First Floor	Ground Floor and First Floor	Rs.1,60,000/-
17.	Kadapakkam Charities	No.98, Greenways Road, Chennai 28.	Shop No.1 [299 sq.ft.]	Ground Floor [Shop]	Rs.21,000/-
18.	Kadapakkam Charities	No.98, Greenways Road, Chennai 28.	Shop No.2 [43 Sq.ft.]	Ground Floor [Shop]	Rs.3,000/-
19.	V.T.Chetty	No.7, Aacharappan Street, Chennai-01	1490 sq.ft.	[First Floor] Godown	Rs.70,000/-
20.	N.V.Ammal	No.17, Pidariyar Koil Street, Chennai 01	3961 Sq.ft.	1662-Ground Floor [Commercial], 1662-I Floor [Commercial] 637 -II floor [House]	Rs.1,40,000/-



<i>Sl. No</i>	<i>Name of the Estate</i>	<i>Address of the Property</i>	<i>Extent</i>	<i>Nature of Property</i>	<i>Upset Price</i>
21	M.K.A.Charities	No.115/88, East Mada Street, Royapuram, Chennai 13.	2838 Sq.ft.	Vacant land – 1920 sq.ft. And Building 918 sq.ft.	Rs.90,000/-
22	V.T.Chetty	No.151, Aadiyappa Naicken Street, Chennai 01.	324 Sq.ft.	Commercial. Ground Floor Shop and First Floor Godown	Rs.45,000/-
23	V.T.Chetty	No.26, Sunugvar Street, Triplicane, Chennai 05.	161 Sq.ft.	Ground Floor Shop	Rs.11,000/-

(5) Even though there are a few other properties, learned AG&OT was advised to put the properties in three batches. It is learnt from the Report that learned AG&OT has obtained valuation report and made an assessment independently so that the upset price is properly arrived at as mentioned in the auction notice. It is stated that the upset price is the minimum expected monthly rent.

(6) This Court has already approved terms and conditions of auction in respect of vacant lands in respect of another property. The same may also be applied in the case of leases of buildings. The terms and conditions have also been indicated in the report.



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(7) Since this Court is convinced that the draft paper publication, advertisement and the terms and conditions of auction/lease annexed to A.No.2073/2025, are appropriate and as per the suggestions expressed by Hon'ble Mr. Justice K.KANNAN [Retd], in relation to some other properties, this Court has no hesitation to approve the terms and conditions of the public auction as well as the draft notification annexed to A.No.2073/2025.

(8) Accordingly, A.Nos.2073 and 2074/2025 are **allowed** and the learned AG&OT is permitted to publish the auction notification in respect of 23 properties belonging to various Trusts listed in the report, in any one of the Tamil Dailies having circulation in Chennai City and to meet out the total cost for paper publication and incidental expenses proportionately from the concerned Trust Estates to which the listed leased out properties belong to.

22-04-2025

AP

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No



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To

Administrator General and official

Trustee of Tamil nadu

High Court, Chennai 600 104.

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S.S.SUNDAR J.

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