



A No. 2190 of 2025



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-04-2025

CORAM

THE HONOURABLE MR JUSTICE S. S. SUNDAR

A No. 2190 of 2025

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

Applicant(s)

Vs

1. Vishal S.Ved.

Respondent(s)

For Applicant: Mr.D.Lingeswaran, AG&OT

ORDER

(1) This application is filed by learned Administrator General and Official Trustee [AG&OT] to confirm the public auction in respect of shop Nos.1, 2, 3, 4 and 6 in favour of the highest bidders for all the 5 shops with a direction to the highest bidders to pay 3 months of security deposit and 7 months of caution deposit amount within fifteen days from the date of order and



thereafter execute lease/rental agreement in their favour for a period of two years.

(2) A perusal of the report filed by the learned AG&OT reveals that the management of the properties belonged to the Trust Estate of Jamuna Bai, is vested with AG&OT and a Scheme Decree was passed on 03.07.1964 in CS.No.91/1963. Pursuant to the order dated 22.02.2023 in A.NO.3211/2022, the applicant therein was permitted to put up a construction in the property belonged to the Trust estate of Jamuna Bai. An auction notification was issued pursuant to the further direction of this Court in A.No.487/2025 dated 06.02.2025 calling for tenders in respect of all eight shops in the building. As per the notification, the auction was fixed on 02.06.2025 at the office of AG&OT and only 3 out of 8 shops were taken on lease by the successful bidders.

(3) It was reported that the upset price fixed in the notification was slightly higher than the market rent. Thereafter, the minimum rent was revised in respect of five shops namely shops No.1, 2, 3, 4 and 6. Accordingly, fresh auction notification was published on 10.04.2025 in the Daily Dinamalar.



The auction was conducted for the five shops on 23.04.2025 and the

following table would show the names of the bidders and the particulars of

the shops, amount of EMD and the highest bid:-

<i>S.No.</i>	<i>Shop Number in D.No.52/64, Perumal Mudali Street, Sowcarpet, Chennai 600 001</i>	<i>Upset Price [Minimum Rent Fixed]</i>	<i>EMD</i>	<i>Highest Bid Amount</i>	<i>Name of the Highest Bidder</i>
1	Shop 1	Rs.1,00,000/-	Rs.3,00,000/-	Rs.1,04,000/-	Mr.Goparam
2	Shop 2	Rs.1,00,000/-	Rs.3,00,000/-	Rs.1,05,000/-	Mr.Amardas
3	Shop 3	Rs.35,000/-	Rs.1,05,000/-	Rs.37,000/-	Mr.Mahendra Kumar
4	Shop 4	Rs.35,000/-	Rs.1,05,000/-	Rs.36,000/-	Mr.Rewant Singh
5	Shop 6	Rs.20,000/-	Rs.60,000/-	Rs.30,000/-	Mr.V.Eswar

(4) The highest bidders as pointed out in the above table have remitted the Earnest Money Deposit. It is learnt that the AG&OT has followed meticulously the general directions while leasing out the property by public notice. The notification has been widely published. In the location where the property is situated, special care has been taken by learned AG&OT by distributing pamphlets etc.



(5) This Court is convinced that the five shops which have now been brought to public auction, have fetched a reasonable price and this Court has no reason to reject any of the highest bid as every bid is above the minimum rate fixed.

(6) Considering the facts stated in the report of AG&OT, this Court is inclined to confirm the public auction of the five shops, namely, shops no.1, 2, 3, 4 and 6.

(7) Accordingly, the application is **ordered** and the public auction of shop Nos.1, 2, 3, 4 and 6 in favour of the highest bidders is **confirmed** and the highest bidders are directed to pay 3 months of security deposit and 7 months of caution deposit amount within fifteen days from the date of order and thereafter execute lease/rental agreement in their favour for a period of two years.

24-04-2025

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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