



C.R.P.No.3313 of 2024

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 02.04.2025

CORAM :

THE HONOURABLE MR. JUSTICE A.D.JAGADISH CHANDIRA

C.R.P.No.3313 of 2024
and C.M.P.No.17723 of 2024

C.H.Vijayaraju

... Petitioner

Vs

D.Usha Rani

... Respondent

PRAYER : Civil Revision Petition filed under Section 25 of Tamil Nadu Buildings (Lease and Rent Control) Act, pleaded to set aside the fair and decreetal order dated 16.04.2024 passed in RCA No.62 of 2023 on the file of the learned Rent Control Appellate Authority/VII Judge, Small Causes Court at Chennai, modifying the fair and decreetal order dated 13.02.2023 in RCOP.No.101 of 2018 on the file of the learned Rent Controller, XI Judge, Small Causes Court, Chennai.

For Petitioner : Mr.K.Sridhar

For Respondent : Mr.N.Rajkumar



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ORDER

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This Civil Revision Petition has been filed against the order dated 16.04.2024 passed by the VII Court of Small Causes, Chennai, in RCA No.62 of 2023, modifying the order passed by the XI Court of Small Causes, Chennai in RCOP.No.101 of 2018 dated 13.02.2023.

2. The revision petitioner is the tenant and the respondent is the landlord. The learned XI Judge, Court of Small Causes, Chennai, by an order dated 13.02.2023 in RCOP.No.101 of 2018, had fixed the fair rent for the premises at the rate of Rs.15,418/- per month. Aggrieved over the same, the petitioner/tenant had filed an appeal in RCA No.62 of 2023 before the VII Court of Small Causes, Chennai and the learned Appellate Judge, by an order dated 16.04.2024, has partly allowed the appeal and modified the order passed by the learned Rent Controller, by fixing the fair rent at the rate of Rs.12,364/- per month. Against which, the present revision petition has been filed.

3. Pending the revision petition, the parties have arrived at a settlement and



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also agreed to enter into a fresh Rental Agreement, pursuant to which, the parties

have also entered into a Joint Memo of Compromise dated 02.04.2025. The Joint

Memo of Compromise filed by the parties is read as under:-



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IN THE HIGH COURT OF JUDICATURE AT MADRAS

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Mr. C.H. Vijayaraju
S/o. Mr. C.H. Srinivas
Shop No. 4, No. 20/1, 4th Cross Street,
United India Colony, Kodambakkam,
Chennai – 600 024.

...

Petitioner

-vs-

Mrs. D. Usha Rani
W/o. Mr. Diwakar
No. 20/11, 4th Cross Street,
United India Colony, Kodambakkam,
Chennai – 600 024

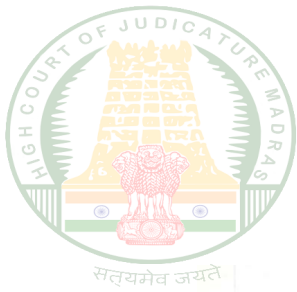
Respondent

JOINT MEMO OF COMPROMISE

The Petitioner and the Respondent respectfully submit as follows:

1. The Petitioner is the tenant in respect of the non-residential portion in the ground floor of the premises at Shop No. 4, No. 20/1, 4th Cross Street, United India Colony, Kodambakkam, Chennai – 600 024, owned by the Respondent.
2. The Respondent filed RCOP No. 101/2018 before the Hon'ble XI Small Causes Court, Chennai seeking fixation of fair rent for the schedule premises, which was determined as ₹15,418/- per month by order dated 13.02.2023.
3. The Petitioner, aggrieved by the said order, preferred an appeal before the Hon'ble VII Small Causes Court, Chennai, in RCA No. 62/2023, wherein the fair rent was revised to ₹12,364/- per month by order dated 16.04.2024.
4. Aggrieved by the said order, the Petitioner filed the present Civil Revision Petition (CRP No. 3313/2024) before this Hon'ble Court, which is pending adjudication.

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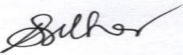
7. In light of the above settlement, the Petitioner seeks leave of this Hon'ble Court to withdraw the present Civil Revision Petition in terms of the above compromise.

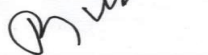
It is therefore humbly prayed that this Hon'ble Court may be pleased to record the present Memo of Compromise, permit the withdrawal of the Civil Revision Petition (C.R.P. No. 3313 of 2024), and pass such further orders as may be deemed fit and proper in the circumstances of the case.

Dated at Chennai on this 2nd day of April 2025.


PETITIONER


RESPONDENT


COUNSEL FOR PETITIONER

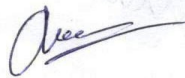

COUNSEL FOR RESPONDENT

Residential address of
Petitioner
No. 12, Gangan Street
Puliyur Puram
Kodambakkam
Chennai - 600024

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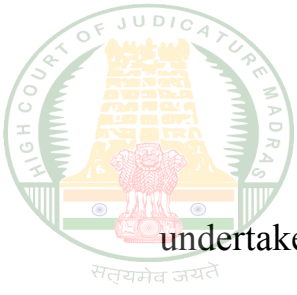
6. The parties have entered into this compromise voluntarily, without coercion or undue influence, and agree to abide by the terms herein.

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4. Learned counsel appearing for both sides submitted that both the parties

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undertake to abide by the terms entered into in the Joint Memo of Compromise

WEB filed by them and executed a fresh agreement fixing a monthly rent of Rs.11,000/-

and their lease period commence from 01.05.2025 to 30.04.2028. Thereby, they prayed that the revision may be disposed based on the Joint Memo of Compromise.

5. Having heard the learned counsel appearing for both sides and perused the materials available on record including the new rental agreement dated 02.04.2025, taking into consideration the Joint Memo of Compromise dated 02.04.2025 filed by both the parties and recording the submissions made by the learned counsels on both sides, this Civil Revision Petition shall stands disposed of. Consequently, the connected miscellaneous petition is closed. No costs.

6. The Joint Memo of Compromise dated 02.04.2025 filed by the parties shall form part of the Court records.

02.04.2025

Index: Yes/No



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Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

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To

1. The Rent Control Appellate Authority/VII Judge,
Small Causes Court, Chennai.
2. The Rent Controller, XI Judge, Small Causes Court, Chennai.



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A.D.JAGADISH CHANDIRA, J.

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and C.M.P.No.17723 of 2024**

**02.04.2025
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