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CRP NPD.No.3325 of 2024

THE HIGH COURT OF JUDICATURE AT MADRAS

Date : 30.06.2025

CORAM:

THE HONOURABLE MR.JUSTICE N. SATHISH KUMAR

CRP [NPD] No.3325 of 2024 & CMP.No.17813 of 2024

1. M/s.Bhandari Sons,
Represented by its Partner,
M/s.Hemalatha Bhandari

2. Mrs. Hemalatha Bhandari
3. Mr.Devendra Bhandari

. . . Petitioners

Versus

S.Ramadevi

. . . Respondent

PRAYER : Petition filed under Article 227 of Constitution of India to set aside the Order passed in RCA No.89 of 2020 dated 17.04.2024 on the file of the learned rent Control appellate Authority, VII Small Causes Court, Chennai by confirming the judgment and decree passed in RCOP.No.677 of 2015 dated 13.02.2020 on the file of the learned XIII Small Causes Court at Chennai by allowing this Civil Revision Petition.

For petitioner : Mr.P.Krishnan



CRP NPD.No.3325 of 2024

WEB COPY

For Respondent : Mrs.G.Devi

ORDER

Challenge has been made to the concurrent finding of the Courts below in fixation of fair rent at the rate of Rs.27,513/- for the tenanted premises in the present Civil Revision Petition.

2. The revision petitioner was originally inducted as a tenant on a monthly rent of Rs.4,250/- and the extent occupied by the revision petitioner is 700 sq.ft. The building is a commercial property situated in Govindappa Naicken Street, near NSC Bose Road. Therefore, the respondent had sought for fixation of fair rent. The trial Court taking note of the age of the building, type of the building, basic amenities and land value has fixed the fair rent at the rate of Rs.27513/-. That apart, the appellate authority had also confirmed the fair rent fixed by the Rent Controller. Challenging the same, the present revision petition has been filed.



CRP NPD.No.3325 of 2024

WEB COPY

3. It is the contention of the learned counsel appearing for the petitioner that till the disposal of the appeal before the Rent Control Appellate Authority, they paid the old rent at the rate of Rs.4250/-. While filing revision before this Court, as per the condition of this Court, they are paying rent at the rate of Rs.15,000/- per month. According to him, the petitioner had complied the Order of this Court and would submit that their client is ready to pay the entire arrears of fair rent as fixed by the Rent Control Appellate authority in two instalments.

4. In such view of the matter, let the petitioner pay the total arrears of rent from the date of the petition filed under section 4 of Tamil Nadu Buildings [Lease and Rent] Control Act, 1960, till today within a period of four months from today. It is made clear that if the amount is not paid within four months, the landlord is entitled to evict the petitioner immediately.

5. With the above directions, this Civil Revision Petition is disposed of. No costs. Consequently, connected miscellaneous petition is closed.



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CRP NPD.No.3325 of 2024

30.06.2025

Index : Yes / No

Internet: Yes

Speaking/non speaking order

vrc

To,

1. The VII Judge,
Court of Small Causes, Chennai.
2. The XIII Judge,
Court of Small Causes,
Chennai.



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N. SATHISH KUMAR, J.

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