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CRP NPD.No.3763 of 2024

THE HIGH COURT OF JUDICATURE AT MADRAS

Date : 31.01.2025

CORAM:

THE HONOURABLE MR.JUSTICE N. SATHISH KUMAR

CRP NPD No.3763 of 2024 & CMP.No.20520 of 2024

A.Natarajan

... Petitioner

Versus

C.Murugaiyah Pandiyan

... Respondent

PRAYER : Petition filed under Article 227 of the Constitution of India to set aside the fair and decreetal Order in E.A.No.2 of 2024 in E.P.No.842 of 2023 in RLTOP.No.372 of 2022 dated 14.08.2024 on the file of X Small Causes Court, Chennai.

For petitioner : Mr.M.Aswin

For respondent : Mr.K.Ashok Kumar

ORDER



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Challenging the Order passed under section 24 of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017,

2. It is the case of the revision petitioner / tenant that he had paid Rs.12,50,000/- as advance and the interest accrued on that amount should be adjusted towards monthly rent of Rs.25,000/- payable by him. Whereas, the contention of the respondent/landlord is that the agreement was in force only for two years and the same got expired in the year 2019 itself. After expiry of the specified period, the revision petitioner's possession can be construed as an unlawful and therefore, he is liable to pay the rent at the rate of Rs.25,000/-.

3. When this revision petition came up before this Court on 29.11.2024, both the parties are present before this Court, who have, in the presence of their respective counsel, agreed that the landlord will return Rs.7,50,000/- in full quit to the tenant and the tenant has consented to vacate the premises and hand over the key before this Court.



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4. When the matter is taken up today, the revision petitioner is present and handed over the key of the premises to the landlord. The demand draft for a sum of Rs.7,50,000/- [Rupees seven lakhs fifty thousand only], which has been produced by the landlord and kept in the custody of the Registrar Judicial, is handed over to the revision petitioner. In such view of the matter, nothing survives for further adjudication in this revision.

5. Recording the above compromise between the parties, this Civil Revision is disposed of. No costs. Consequently, connected miscellaneous petition is closed.

31.01.2025

Index : Yes / No
Internet: Yes
Speaking/non speaking order

VRC
To,

The X Judge,
Court of Small Causes, Chennai.



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N. SATHISH KUMAR, J.

vrc

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