



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10-11-2025

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

CRP No. 3632 of 2025

M/s.Chennai Yessen Enterprises Pvt. Ltd
Rep by its Director
Mr.MOH Iqbal,
S/o M.O.Hasan Kuthoos,
MOH Building, No.576, Anna Salai,
Teynampet, Chennai 600 006.

Petitioner(s)

Vs

M/s.DG Luxury Cars (OPC)
Rep by its Sole Director,
Gaffar Khan Lodhi,
S/o Gulzar Khan Lodhi,
MOH Building, No.576, Anna Salai,
Teynampet, Chennai 600 006

Respondent(s)

PRAYER: Civil Revision Petition filed under Article 227 of the Constitution of India, to direct for the earlier disposal of the pending execution petition in EP.No.629 of 2025 in OS.No. 4195 of 2024 on the file of XXVI Assistant Judge, City Civil Court, Chennai and allow this CRP.



For Petitioner : Mr.P.Sunil

For Respondent: Mr.G.Sanjay
for M/s.DR Law Chambers

ORDER

Heard Mr.P.Sunil, learned counsel for the petitioner.

2. The Chairman/Managing Director of the respondent-tenant filed an affidavit of undertaking dated 10.11.2025, in and by which, the respondent is undertaking to vacate and hand over possession of the tenant premises on or before 31.01.2026; not to seek further extension of time beyond 31.01.2026.

3. Mr.P.Sunil, learned counsel for the petitioner, however, submit that the respondent is still in arrears of rent to the tune of Rs.9,08,000/-. The said submission of the learned counsel for the petitioner is refuted by the learned counsel for the respondent, stating that the respondent is not in arrears.

4. The issue as to whether any further amount is due and payable towards



arrears of rent is left open and the affidavit of undertaking dated 10.11.2025 is recorded.

5. The Civil Revision Petition is allowed, with a direction to the respondent to vacate and hand over the vacant possession to the petitioner/landlord on or before 31.01.2026.

6. It is made clear that the respondent shall not induct any third party into possession of the property. Insofar as the rent payable for the months of November, December and January is concerned, the respondent shall pay the admitted rent along with the maintenance without any default. No costs.

10-11-2025

Jd

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

To

The Learned XXVI Assistant Judge, City Civil Court, Chennai.



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P.B.BALAJI J.
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