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CRP NPD.No.66 of 2025

THE HIGH COURT OF JUDICATURE AT MADRAS

Date : 31.01.2025

CORAM:

THE HONOURABLE MR.JUSTICE N. SATHISH KUMAR

CRP NPD No.66 of 2025 & CMP.No.622 of 2025

Snehalatha
Proprietor of R.B. Mobiles,
Door No.20/2, Shanmugarayan Street,
Old Washermanpet, Chennai – 600 021.

... Petitioner

Versus

Rajendra Chopda

... Respondent

PRAYER : Petition filed under Article 227 of the Constitution of India set aside the Order dismissing the appeal in RLTA No.234 of 2023 dated 02.08.2024 on the file of the learned IV Additional Judge, City Civil Court, Chennai confirming the Order of eviction dated 23.11.2022 made in RLTOP.No.218 of 2022 on the file of the learned XII Judge, Small Causes Court, Chennai and allow the Civil Revision Petition.



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For petitioner : Mr.Samir Shah
for Shah and Shah

For respondent : Mr.K.Harishankar

ORDER

Challenging the concurrent findings of the Rent Control Appellate Authority and the Rent Controller Ordering eviction, the present Civil Revision Petition has been filed.

2. When this revision came before this Court on 10.10.2025, the learned counsel appearing for the revision petitioner/tenant submitted that if the advance amount is refunded to the revision petitioner, the revision petitioner would vacate the petition premises immediately. Hence, notice was Ordered to the respondent to ascertain the said aspect.

3. When the matter is taken up today, the learned counsel appearing for both sides submitted that the matter has been settled between the parties and



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the respondent has agreed to return back a sum of Rs.2,50,000/- to the petitioner on or before 31.03.2025. The revision petitioner/tenant has agreed to vacate and hand over vacant possession to the respondent on or before 31.03.2025. It is also agreed between the parties that the tenant shall remove all furniture without damaging the tenanted premises and paint the tenanted premises. It is also agreed that the tenant shall pay the rent till 31.03.2025.

4. Recording the above settlement between the parties, this Civil Revision Petition is dismissed. It is made clear that the revision petitioner shall vacate the premises on or before 31.03.2025 and shall pay the rent to the landlord till then. The landlord has agreed that on such date, he will pay a sum of Rs.2,50,000/- [Rupees two lakhs fifty Thousand only] as agreed before this Court. No costs. Consequently, connected miscellaneous petition is closed.

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Index : Yes / No

Internet: Yes

Speaking/non speaking order

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To,

1. The IV Judge,
Court of Small Causes, Chennai.
2. The XII Judge,
Court of Small Causes, Chennai.



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N. SATHISH KUMAR, J.

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