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CRP NO. 5224 of 2025
IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 20-02-2026

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

**CRP No. 5224 of 2025
and
CMP No.2056 of 2026**

S.L.Sakthivel Raja

Petitioner(s)

Vs

D.Ravikumar

Respondent(s)

For Petitioner(s): Mr.Ravi Raja Bappu

For Respondent(s): Ms.M.Sandhiya
For Mr.V.Kuberan
For M/s.Rank Associates

ORDER

Today, this matter is listed under the caption “For being mentioned” at the instance of the learned counsel for the petitioner.

2. The learned counsel for the petitioner states that the petitioner will un-conditionally vacate the tenanted premises by 31.03.2026 and shall not seek any further extension of time.

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3. Post this matter on 26.02.2026 under the caption “For orders”.

20-02-2026

Jd

To
VIII Court of Small Causes at Chennai (Appellate Authority)



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P.B.BALAJI J.
jd

CRP No. 5224 of 2025

20.02.2026



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 17-11-2025

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

CRP NO. 5224 of 2025 and CMP No.26301 of 2025

S.L.Sakthivel Raja

Petitioner

Vs

D.Ravikumar
Respondent

Revision filed under Section 25 of the Tamil Nadu Buildings (Lease and Rent Control) Act, to set aside the order and decree dated 25.08.2025 passed in R.C.A.No.170 of 2021 on the file of VIII Court of Small Causes, Chennai (Appellate Authority) confirming the order dated 12.08.2021 in RCOOP No.1439 of 2017 on the file of X Court of Small Causes at Chennai (Rent Controller).

For Petitioner : Ravi Raja Bappu

For Respondent : Ms.M.Sandhiya
For Mr.V.Kubera
For M/s Rank Associates

ORDER



In compliance of the directions issued earlier on 28.10.2025, the petitioner has filed an affidavit of undertaking, undertaking to vacate the tenanted premises on or before 31.01.2026.

2. Learned counsel appearing for the respondent objected to the statement regarding a decree passed in O.S.No.4144 of 2019 and states that the said proceedings are independent proceedings and there is no necessity to grant any liberty to the petitioner.

3, Learned counsel for the petitioner would however invite my attention to the paragraphs No.1 and 2 of the affidavit, where the defendant has spoken about the suit and pending appeal filed by the respondent and also no stay is in force, in favour of the respondent, due to the non-compliance of the conditional order passed by this Court.

4. Learned counsel for the petitioner would therefore state that the fact that petitioner has come forward to vacate and surrender vacant possession should not come in the way of his executing the decree obtained by the competent civil court.

5. I do not see how the factum of possession being delivered in
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appeal.

pursuance of the undertaking given in this revision would have any bearing on the decree obtained or the non-compliance by the respondent in the first appeal.

6. Therefore, the petitioner is always at liberty to proceed in accordance with law and no separate liberty need be given in this revision. It is suffice to record the undertaking given by the petitioner that the petitioner would vacate and hand over vacant possession by 31.01.2026.

7. With the above observation, the civil revision petition is dismissed. No costs. Consequently, connected miscellaneous petition is closed.

17-11-2025

Index:yes/no
Website:yes/no
Speaking Order/Non-Speaking Order

To

1. The VIII Court of Small Causes, Chennai
2. The X Court of Small Causes, Chennai



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P.B.BALAJI.,J

SR

CRP NO. 5224 of 2025

17.11.2025