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CRP.No.5499 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 07.11.2025

CORAM

THE HONOURABLE MR.JUSTICE S. SOUNTHAR

CRP.No.5499 of 2025

and

CMP.No. 27664 of 2025

M/s.Textile India
Rep.by its Partner,
Mr.Deepak Bisani

...

Petitioner

Vs.

Sri Meenakshi Enterprises Pvt.Ltd.,
Rep by its Director,
Mr.S.Varun Govind

...

Respondent

PRAYER: The civil revision petition filed under Article 227 of Constitution of India to set aside the order dated 08.09.2025 in M.P.No.3 of 2025 in RLTOP No. 257 of 2024 on the file of the XIV Small Causes Court, at Chennai.

For Petitioners ...
For Respondent ...

Mr.A.Manojkumar
Mr.G.Syed Mansoor

ORDER

The civil revision petition is filed challenging the order passed by the XIV Court of Small Causes, Chennai, allowing the application for amendment filed by the respondent/landlord seeking to include a new ground of eviction under Section 21 (2)(a) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlord and Tenant Act.



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2.The respondent originally filed an eviction petition on the grounds of default in payment of rent and parting with possession of the property during continuance of the tenancy under Sections 21 (2)(b) and 21(2)(c) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlord and Tenant Act. Now, instant application for amendment has been filed seeking to include yet another ground of eviction, namely, failure to enter into a rental agreement under the provisions of the Act. The same was opposed by the petitioner herein. The learned Rent Court allowed the amendment application. Aggrieved by the same, the petitioner before this Court.

3.The learned counsel for the petitioner vehemently contended that the cross examination of the respondent was already over. Thereafter, the present application has been filed to deprive the petitioner of fair opportunity to cross examine the respondent witness with regard to the new ground. Whenever the amendment application is allowed, the respondent (petitioner herein) in the proceeding is entitled to file additional counter and if necessary, the petitioner can also seek recall the witness examined by the respondent so as to cross examine him with regard to the



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matter on the new ground raised. Therefore, the objection raised by the learned counsel for the petitioner is not appealable to this Court. I do not find any error or illegality in the order passed by the court below.

4. Accordingly, the civil revision petition stands dismissed. No costs. Consequently, connected miscellaneous petition is closed.

Index : Yes/No

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Internet : Yes/No

sms

To

The XIV Small Causes Court, at Chennai.



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S. SOUNTHAR,J.,

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