



WEB COPY

CRP No.6098 of 20_



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 04.12.2025

CORAM

THE HONOURABLE MR JUSTICE P.B. BALAJI

CRP.No.6098 of 2025 and CMP No.30032 of 2025

Ashok Nandavanam Properties Private Limited,
Represented by its Authorised Signatory,
K.Ranganathan,
having Office at No.11 F-Block,
2nd Main Road, Anna Nagar East,
Chennai-600 102.

... Petitioner

Vs.

Rahul Nandagopal Natarajan

... Respondent

Prayer: Civil Revision Petition filed under Article 227 of the Constitution of India against the final order dated 22.10.2025 passed in RLTA No.65 of 2025 on the file of III Additional City Civil Court at Chennai confirming the order and decree passed in RLTOP No.293 of 2022 dated 04.11.2024 on the file of XI Small Causes Court, Chennai.

For Petitioner : Mr.S.Namasivayam



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For Respondent : Mrs.Nalini Chidambaram
Senior Counsel
For Ms.C.Uma

ORDER

Heard Mr.S.Namasivayam, learned counsel for the petitioner and Mrs.Nalini Chidambaram, learned Senior Counsel appearing for the respondent.

2. After going through the orders passed by the Rent Court as well as the Rent Tribunal, I indicated to the learned counsel for the petitioner that there is no merit in the revision. The learned counsel for the petitioner, at that juncture, sought for time being granted to the petitioner/tenant to vacate and hand over vacant possession. Though the learned counsel for the petitioner stated that the petitioner is in the process of putting up construction independently and it requires one year time, the said request

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was vehemently opposed by the learned Senior Counsel for the respondent.

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3. It is also brought to my notice that the tenants are paying the last admitted contractual rent without adhering to the escalation costs, which is agreed upon by the parties. Learned Senior Counsel for the respondent states that time may be granted upto March 2026.

4. The petitioner's authorised signatory has also filed an affidavit of undertaking dated 03.12.2025 to vacate the premises within one year from the date of order passed by this Court.

5. The affidavit of undertaking is recorded. However, time is granted only upto 30.06.2026, on condition that the petitioner pays enhanced rent of Rs.4,25,644/-(Rupees Four Lakhs Twenty Five Thousand Six Hundred Forty Four Only) per month from December 2025 till such time the petitioner vacates and hand over vacant possession, not later than 30.06.2026. The said payment shall be apart from the applicable G.S.T and subject to applicable

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TDS deductions.

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6. The civil revision petition is dismissed granting time to the petitioner in the manner and on such conditions as indicated above. No costs. Consequently, connected miscellaneous petition is closed.

04.12.2025

Neutral Citation: Yes/No

Speaking Order/Non-speaking Order

Index : Yes / No

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P.B.BALAJI,,J

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1. The III Additional City Civil Court, Chennai

2. the XI Small Causes Court, Chennai

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