



C.R.P.No.475 of 2026
and C.M.P No.2631 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 11.02.2026

CORAM:

THE HONOURABLE MR.JUSTICE P.B.BALAJI

C.R.P. No.475 of 2026
and C.M.P. No.2631 of 2026

B.Ganesan

... Petitioner

Vs.

Mohamed Zahoorullah

... Respondent

Prayer : Civil Revision Petition filed under Article 227 of the Constitution of India against the judgment and decree passed in RLTA No.96 of 2025 dated 09.12.2025 on the file of the II Additional City Civil Court, Chennai in confirming the fair and decreetal order of eviction passed in RLTOP No.321 of 2023 dated 19.06.2025 on the file of the XII Small Causes Court, Chennai.

For Petitioner : Mr.B.Jayaprakash

For Respondent : Mr.Inamdar Ameenur Rahman



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ORDER

Pursuant to the order dated 03.02.2026, the petitioner / tenant has filed an Affidavit of Undertaking dated 10.02.2026. The relevant portions of the undertaking affidavit are extracted for ready reference :

“4. I submit that I paid advance amount of Rs.25,000/- as on date the monthly rent is Rs.5,300/- and I have paid the rent till August 2022. I have to pay the arrears of rent from September 2022 to January 2026. From September 2022 to July 2026 = 47 months x 5,300/- = Rs.2,49,100/-. After deducting advance amount Rs.25,000/- I have to pay the balance total amount of Rs.2,24,100/- to the respondent herein.

I undertaken to pay 50% of the said amount of Rs.1,12,000/- to the respondent herein with 4 weeks i.e. on or before 10.03.2026. I undertake to pay the remaining amount of Rs.1,12,100/- to the respondent on or before 31.05.2026.

5. I further submit that I undertake to vacate and hand over vacant possession of the petition premises, namely, Ground Floor Shop No.5, being a tiled shop at premises No.54/119, Bharathi Salai, Triplicane, Chennai



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WEB COPY – 600 005 to the respondent herein, on or before
31.07.2026.”

2. The learned counsel for the respondent / landlord has fairly agreed to the proposal regarding clearing arrears in two instalments by making payment of Rs.1,12,000/- on or before 10.03.2026 and remaining balance of Rs.1,12,100/- by 31.05.2026. In furtherance of the order passed by this Court on 03.02.2026, the petitioner has also undertaken to vacate and handover possession of the tenant premises to the respondent on or before 31.07.2026.

3. Recording the said undertaking affidavit, this Civil Revision Petition is dismissed. No costs. Consequently, connected Civil Miscellaneous Petition is closed.

11.02.2026

Index: Yes/No
Internet: Yes/No
Speaking/Non-Speaking order
mtl

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P.B.BALAJI, J.

mtl

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