



WEB COPY



CRP No. 3569 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 01-07-2026

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

**CRP No. 3569 of 2026
and CMP No.15549 of 2026**

1. Duru P.Mulchandani
W/o. Mulchandani, No.35, Kadalaikkara
Lane No.1, Avinashi Road, Coimbatore-641
018.

Petitioner(s)

Vs

1. M.Anbumani
S/o. Maruthachalam, 28, Kadalaikkara Lane
No.1, Avinashi Road, Coimbatore-641 018.

Respondent(s)

Revision filed under Section 25 of the Tamil Nadu Buildings (Lease and Rent Control) Act of 1960 against the fair and decreetal order dated 24.09.2025 made in R.C.A No.25 of 2023 on the file of Principal Sub Court, Coimbatore confirming the fair and decreetal order passed in RCOP No.320 of 2009 on the file of I Additional District Munsif and House Rent Controller of Coimbatore.

For Petitioner(s): Mr.N.Krishnakumar
For M/s Sarvabhauman Associates

For Respondent(s): A.M.O.Gurunarayana Rao



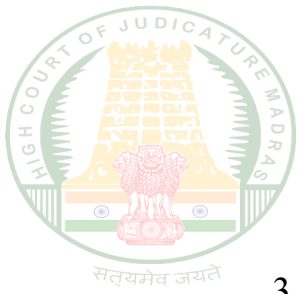
CRP No. 3569 of 2020

WEB COPY

ORDER

Heard Mr.N.Krishnakumar, learned counsel for the petitioner and Mr.A.M.O.Gurunarayana Rao, learned counsel for the respondent/caveator.

2. The petitioner is a tenant, challenging the concurrent findings rendered by the Rent Controller as well as the Rent Control Appellate Authority under Section 25 of the Tamil Nadu Buildings (Lease and Rent Control) Act of 1960. The respondent/landlord sought for eviction on the ground of demolition and reconstruction (Section 14(1)(b) of The Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act, 2017 (TNRRLTAct). The Rent Controller finding that the respondent has made out a bonafide case of requirement of the building for the purpose of demolition and re-construction and also finding that the respondent was in possession of sufficient funds to demolish the building and put up a new construction, ordered eviction. Challenging the said findings of the Rent Controller, the revision petitioner/tenant unsuccessfully canvassed the same in RCA No.25 of 2023. The appellate authority concurred with the findings of the Rent Controller and dismissed the appeal. Aggrieved by the same, the present revision been filed by the revision petitioner/tenant.



CRP No. 3569 of 2020

WEB COPY

3. On going through the order of the Rent Controller and the judgment of the Rent Control Appellate Authority, I do not find any perversity or illegality committed by them in appreciation of evidence or the pleadings as well. The concurrent findings do not require interference under Section 25 of the of the Tamil Nadu Buildings (Lease and Rent Control) Act of 1960. However, considering the fact that the revision petitioner has been a tenant for several years, I am inclined to grant time to the revision petitioner/tenant to vacate and hand over possession by 31.12.2026 subject to the petitioner filing an affidavit of undertaking before the Registry within a period of ten days from today after serving a copy on the counsel for the respondent.

4. With the above direction, the civil revision petition is disposed of. No costs. Consequently, connected miscellaneous petition is closed.

01.07.2026

sr
Index:yes/no
Website:yes/no
Speaking Order/Non-speaking Order\



WEB COPY



CRP No. 3569 of 2026

P.B.BALAJI,J.

sr

To

1. The Principal Sub Court, Coimbatore
2. The I Additional District Munsif and House Rent Controller of Coimbatore.

CRP No. 3569 of 2026

01.07.2026