



WEB COPY



CRP No. 923 of 2026

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-02-2026

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

**CRP No. 923 of 2026
and CMP No.4920 of 2026**

1. V.Kasthuri Chetty (deceased)
1. V.Sakunthala Ammal
W/o Kasthuri Chetty, No 4/18, Vengu
Chetty Street, Park Town, Chennai 600 003
and 7 Others
2. R.Lakshmi
W/o. R.Ramakrishnan No. 31, Krishnappa
Naicker Street Chennai 79
3. N.Nirmala
W/o. Narayanan No. 98/20, Amman Koil
Street Chennai 79
4. K.Kamala
W/o. S.Kumar 8th Street, Chandramouli
Nagar Nellore - 4
5. P.K.Saraswathi
W/o. S.Kumar No. 4, Sundara Mudali Street
Chennai 79
6. V.K.Hari
S/o. Late. Kasthuri Chetty Door No. 4/18,
Vengu Chetty Street Park Town, Chennai 3
7. V.K.Shanmugam
S/o. late. Kasthuri Chetty No. 18/2,
Krishnappa Naicken St Chennai 79



CRP No. 923 of 2020

8. M.Shanthi
W/o. M.Murali No. 276, 196th Street
Muthamizh Nagar Kodungiyur Chennai 118

Petitioner(s)

Vs

1. P.E.Raghava Chetty and Sons

2.P.R.Palani

Respondent(s)

PRAYER: This Civil Revision Petition is filed under Section 25 of the Tamil Nadu Buildings Lease and Rent Control Act, as amended by Act 23 of 1973 and by Act 1 of 1980, to set aside the fair and decreetal order dated 17.12.2025 passed in R.C.A. No.25 of 2025 by the learned VII Judge, Court of Small Causes at Chennai, (Appellate Authority) confirming the fair and decreetal order passed in RCOP No.306 of 2016 dated 18.07.2025 by the learned XIII Judge, Court of Small Causes at Chennai,

For Petitioner(s): Ashok Menon

For Respondent(s): A.E.Ravichandran

ORDER

Pursuant to the order dated 23.02.2026, the 5th petitioner for himself and also solemnly undertaking on behalf of other petitioners has today filed an affidavit of undertaking dated 26.02.2026, undertaking to vacate the tenanted premises viz., GroundFloor bearing Old No.148 New Door No.107, Rasappa Chetty Street, Park Town, Chennai – 600 003 on or before 31.10.2026 without seeking any further extension of time. The copy of the affidavit has also been served on the learned counsel



CRP No. 923 of 2020

for the respondent, who has no objection for grant of time till 31.10.2026.

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2. In the light of the above, while dismissing the revision, finding no merit in the grounds being raised challenging the concurrent orders of eviction passed by the Rent Controller and the appellate authority under Section 10(3)(a)(3) of Tamil Nadu Buildings (Lease and Rent Control) Act, there is no merit in the revision and the civil revision petition is dismissed. However, the petitioner shall have time till 31.10.2026 to vacant and hand over vacant possession and till such time, they shall promptly pay the rents without any default. The advance amount lying with the respondent shall be refunded to the petitioners at the time of their handing over vacant possession without any arrears.

3. In view of the order passed in the revision, A.E.Ravichandran, learned counsel for the respondent fairly states that he would not precipitate pending execution petition.

4. The civil revision petition is dismissed. No costs. Consequently, connected miscellaneous petition is closed.

27.02.2026

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



WEB COPY



CRP No. 923 of 2026

P.B.BALAJI,J

sr

To

- 1.The VII Court of Small Causes, Chennai
2. The XIII Court of Small Causes, Chennai

CRP No. 923 of 2026

27.02.2026