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CMP No. 15651 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 30-06-2026

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THE HON'BLE MR.JUSTICE P.B. BALAJI

CMP No. 15651 of 2026

AND

CRP NO. 6098 OF 2025

Ashok Nandavanam Properties Private Limited
Rep by its Authorized Signatory, K.Ranganthan,
Having Office At No.11 F-Block, 2nd Main road,
Anna Nagar East, Chennai 600 102.

..Petitioner(s)

Vs

Rahul Nandagopal Natarajan

..Respondent(s)

PRAYER: This Civil Miscellaneous Petition is filed under Section 148 of CPC, to extend the time by a further period of four months for vacating and handing over vacant possession of the premises, beyond 30.06.2026 as fixed in the order dated 04.12.2025 in C.R.P.No.6098 of 2025.

For Petitioner(s): Mr.S.R.Rajagopal,
Senior Counsel
for Mr.S.Namasivayam

For Respondent(s): Mrs.Nalini Chdidambaram,
Senior Counsel for
Ms.C.Uma

Order

This Application is filed to extend the time by a further period of four months for vacating and handing over vacant possession of the premises, beyond 30.06.2026 as fixed in the order dated 04.12.2025 in C.R.P.No.6098 of 2025.



2. Heard Mr.S.R.Rajagopal, learned Senior Counsel for Mr.S.Namasivayam, learned counsel for the petitioner and Mrs.Nalini Chidambaram, learned Senior Counsel for Ms.C.Uma, learned counsel for the respondent/landlord.

3. This Application is filed seeking extension of time to hand over vacant possession of the premises to the respondent/landlord. At the request of the petitioner seeking one year time, this Court had granted time till today, 30.06.2026. To show bonafides, the petitioner has annexed photographs to evidence that the building to which the petitioner proposes to shift its office business is complete and they are awaiting only completion certificate. Mr.S.R.Rajagopal, learned Senior Counsel would further state that the completion certificate is expected in a maximum period of two months and thereafter, the petitioner would require atleast 10 days for the shifting process to be undertaken, to enable the petitioner to hand over possession to the respondent/landlord.

4.Mrs.Nalini Chidambaram, learned Senior Counsel would however state that these hurdles should have been anticipated even at the time of the revision being disposed of and after having agreed to vacate by 30.06.2026, it is not open to the petitioner to seek extension of time. She would also state that the



respondent is being prejudiced because the respondent is not getting rents commensurate to the prevailing market rates as well.

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5. Considering the above facts and circumstances, I am inclined to grant time to the petitioner to vacate and hand over the vacant possession of the tenanted premises, on or before 15.09.2026, subject to the following decisions:

(i) The petitioner shall file an affidavit of undertaking on or before 03.07.2026, that he shall not seek further time beyond 15.09.2026.

(ii) The petitioner shall pay the rent for 2 and 1/2 months at the rate of Rs.5,00,000/- per month plus GST (in total Rs.12,50,000/- plus applicable GST) within two weeks from today.

(iii) Subject to the compliance of the above, the petitioner shall be entitled to hold over the tenanted property and hand over the same to the respondent peacefully on or before 15.09.2026, without driving the respondent to approach this Court for contempt or the Execution Court for forcible dispossession through Court process.

6. With the above direction, this Civil Miscellaneous Petition is ordered.

30-06-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
RKP



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P.B.BALAJI J.

RKP

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