



WEB COPY

CRP No. 1118 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 27-02-2026

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

CRP No. 1118 of 2026

AND

CMP No. 5864 OF 2026

Indian Bank
4th 5th and 6th Floor Spencer Tower
(Dewa Tower I),
770 A. Anna Salai,
Chennai 600 002
Head Office at No.31,
Rajaji Salai, Chennai 600 001

..Petitioner(s)

Vs

1. Dewa Properties Limited
Rep. by its Managing Director,
Shashi Kumar Nair
No.770-A, II Floor,
Dewa Towers-I
Anna Salai, Chennai-600002.
2. The Debts Recovery Tribunal
4th 5th and 6th Floor Spencer Tower
(Dewa Tower-I)
770A Anna Salai,
Department of Financial Services
Ministry of Finance,
Government of India, Chennai-600002.

..Respondent(s)

PRAYER : Petition filed under Section 25 of the Tamil Nadu Buildings (Lease & Rent Control) Act, to set aside the fair and decretal order dated 04.06.2025 passed by the Learned VII Small Causes Judge, Chennai, made in R.C.A.No.50 of 2024 partly confirmed the fair and decretal order of Learned XV Small Causes Judge, Chennai in RCOP No.1894 of 2015 dated 27.06.2024.



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For Petitioner(s):

Mr.P.V.Murlidhar

For Respondent(s):

Mr.Roshan Balasubramanian for R1

Order

This Civil Revision Petition is filed to set aside the fair and decretal order dated 04.06.2025 made in R.C.A.No.50 of 2024 passed by the Learned VII Small Causes Judge, Chennai, partly confirming the fair and decretal order of Learned XV Small Causes Judge, Chennai in RCOP No.1894 of 2015 dated 27.06.2024.

2. Heard Mr.P.V.Murlidhar, learned counsel for the petitioner and Mr.Roshan Balasubramanian, learned counsel for the first respondent.

3. This Civil Revision Petition challenges the concurrent orders passed by the Rent Controller and the Appellate Authority, ordering eviction of the petitioner bank on the grounds of wilful default in payment of rent. Even when this Civil Revision Petition is taken up for admission, the learned counsel for the petitioner would submit that the petitioner bank does not intend to litigate further and is willing to pay the entire arrears of Rs.1,11,300/- in full and final settlement, and also seeks time until 31.08.2026 to vacate and hand over vacant possession of the subject premises.



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4. Mr.M.Bubesh Gupta, Chief Manager, Estate Department, Indian Bank, is present along with the learned counsel for the petitioner. He has also affirmed that the bank would vacate and hand over vacant possession by 31.08.2026, without seeking any further extension of time.

5. The learned counsel for the first respondent / landlord is also agreeable to the request of the petitioner seeking time till 31.08.2026.

6. The original Demand Draft is also handed over to the learned counsel for the first respondent / landlord in open Court. The future rents up to the date of eviction shall be promptly paid to the landlord and handing over the vacant possession shall not be later than 31.08.2026.

7. Recording the above, this Civil Revision Petition is dismissed, by granting time to the petitioner for vacating and handing over possession by 31.08.2026 and on the undertaking that they will not seek further extension of time and continue to pay the monthly rents promptly without any default. It will be open to the first respondent / landlord to initiate contempt proceedings, if there is any violation of the above directions.



8. In the result, this Civil Revision Petition is disposed of. No costs.

Consequently, connected miscellaneous petition is closed.

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Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

GSK



To

1. VII Small Causes Judge, Chennai,
2. XV Small Causes Judge, Chennai.
3. Dewa Properties Limited
Rep. by its Managing Director,
Shashi Kumar Nair
No.770-A, II Floor,
Dewa Towers-I
Anna Salai, Chennai-600002.
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