



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18-02-2026

CORAM

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

CRP No. 447 of 2026

and

CMP No. 2501 of 2026

G.Pari

..Appellant(s)

Vs

V.M.Amanullah (Died)

1. M.Habeeb Nasiya
2. Samshath Begam
3. Madina Nasrin
4. Hushaina Nasrin
5. Mohamed Sheik Muzacheer
6. Mohamed Asif

..Respondent(s)

Civil Revision Petition has been filed under Section 25 of the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960, to set aside the fair and decretal order dated 01.07.2025 passed in RCA No.13 of 2018 by the Sub Court, Tiruvarur confirming the RCOP No.14 of 2015 dated 28.09.2018 on the file of the District Munsif, Tiruvarur and thus render justice.

For Petitioner(s): Mr.Krishna R
For M/s.Global And Legal

For Respondent(s): Mr.R.Bhagawat Krishna



ORDER

The tenant is the revision petitioner. The landlord sought for eviction on the grounds of demolition and reconstruction of the building under Section 14(1)(b) of the Tamil Nadu Buildings (Lease and Rent Control) Act, 1960, as amended by Act 23 of 1973. The Rent Controller and the Appellate Authority have already confirmed the order of eviction.

2. In fact, in respect of similarly placed tenants occupying the very same building, this Court had confirmed the orders of eviction proceedings initiated against the other tenants in C.R.P.No.6419 of 2025 by order dated 12.12.2025. I do not find any grounds to interfere with the concurrent findings rendered by the Courts below.

3. At this juncture, the learned counsel for the petitioner sought for a reasonable time to enable the petitioner to vacate and hand over vacant possession. Today, an affidavit of undertaking has been filed by the petitioner, undertaking to vacate the tenanted premises on or before 31.07.2026. An advance of Rs.75,000/- is lying with the respondent. However, there are admitted arrears of Rs.15,000/- up to February 2026. A sum of Rs.25,000/- rent (calculated for remaining period) will be adjusted as against the rent up to July 2026, and the remaining Rs.35,000/- shall be refunded by the respondents to the petitioner upon the petitioner vacating and handing over possession on or before 31.07.2026.



4. However, it is made clear that the petitioner shall not induct any third party into possession and shall hand over the vacant possession to the respondents without driving the respondents to initiate execution proceedings.

5. In result, the Civil Revision Petition stands dismissed in the above terms. No costs. Consequently, the connected Miscellaneous Petition is closed.

18-02-2026

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

JENI

To

- 1.The Sub Court, Tiruvarur.
- 2.The District Munsif, Tiruvarur.



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CRP No. 447 of 2



P.B.BALAJI J.

JENI

CRP No. 447 of 2026

18-02-2026