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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 28-10-2026

CORAM

THE HON'BLE MR JUSTICE N. ANAND VENKATESH

CRP No. 6817 of 2026
and CMP No. 29310 of 2026

CNR: {HCMA012410882026}

Kadiresan Palaniappnan @ Tamil Arasan
Proprietor of SN Papers
Ground Floor, No.50, Anderson Street
Chennai 600 001

..Petitioner(s)

Vs

1. S. Mohamed Ali
   S/o.Syed Mohamed
   No.42, Mafuskhan Garden Street,
   Chennai 600 001

2. Amroj Beevee
   W/o.Mohamed ali,
   No.42, Mafuskhan Garden Street,
   Chennai 600 001

3. Syed Ismail
   S/o.Mohamed ali,
   No.42, Mafuskhan Garden Street,
   Chennai 600 001

4. Syed Rafique Ahamed
   S/o.Mohamed ali,
   No.42, Mafuskhan Garden Street,
   Chennai 600 001

..Respondent(s)

PRAYER: Civil Revision Petition filed under Article 227 of the Constitution of India, to set aside the Order in I.A.No.3 of 2026 dated 29.09.2026 passed by the II Additional City Civil Court, Chennai (Rent Tribunal) in RLTA.No.117 of 2026.

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For Petitioner(s): Ms.Deepika Jayaramaraj

For Respondent(s): Mr.Sanjay Rajpurohi

ORDER

This Civil Revision Petition has been filed under Article 227 of the Constitution of India challenging the fair and decreetal order dated 29.09.2026 passed in I.A.No.3 of 2026 on the file of the II Additional City Civil Court, Chennai (Rent Tribunal) in RLTA.No.117 of 2026, wherein the application filed by the petitioner/tenant to permit to file additional documents came to be rejected by the Court below.

2.Heard the learned counsel for the petitioner and the learned counsel appearing on behalf of the respondents and carefully perused the materials available on record and this Court also carefully went through the order passed by the Court below.

3.The respondents filed RLTOP No.351 of 2024 against the petitioner for eviction. An order of eviction was passed and aggrieved by the same, the petitioner filed RLTA.No.117/2026 before the Court below. When the appeal was pending, IA No.3 of 2026 was filed by the petitioner seeking permission to file additional documents in order to establish that the property is owned by the

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Waqf and not by the respondents. This application came to be dismissed by the Court below and aggrieved by the same, the present Civil Revision Petition has been filed before this Court.

4.The main ground that was urged on the side of the petitioner is that the petitioner was questioning the title of the respondents/land owner right through and had taken a stand that the property is owned by Waqf. An attempt was also made to file the relevant document which was available only towards the fag end of the Rent Control proceedings. However, the Rent Controller refused to take the document on file and proceeded to pass the eviction order. In view of the same, the petitioner made a similar attempt before the Appellate Court and the Appellate Court dismissed the application mainly on the ground that an earlier Civil Revision Petition filed before this Court in CRP No.5444 of 2025 was dismissed and therefore, the present application cannot be maintained. It is submitted that the Civil Revision Petition that was referred to by the Court below did not pertain to filing of additional documents and the said Civil Revision Petition was filed only against an application which was dismissed for cross-examination of the respondents.

5.An attempt is made by the petitioner by way of filing the present application in the appeal to establish that the property belongs to the Waqf Board. At this juncture, it will be relevant to take note of the finding rendered

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by this Court while dismissing the Civil Revision Petition filed in CRP No.5444 of 2025, which is extracted hereunder:

> 6. It is an admitted fact that the petitioner is the Tenant under the respondents from the year 2014 and also paid the rent of Rs.12,380/~ to the respondents till 21.08.2024, thereby he admitted the jural relationship of Landlord and Tenant. Whereas the petitioner being the tenant cannot challenge the title of the landlord as to whether the petition property belongs to Wakf Board or AG&OT which is not acceptable. Further, the respondents have proved their title before the Trial Court as they have purchased the property in the year 2014. Under such circumstances, this Court is not inclined to interfere with the order dated 06.10.2025 passed by the XIII Small Causes Court, Chennai.

6.It was also brought to the notice of this Court that a similar attempt was made by the petitioner even during the pendency of the eviction proceedings by filing MP No.11 of 2026, which came to be rejected by the Rent Controller by an order dated 26.03.2026. Therefore, even if the additional documents are permitted, a categorical finding that has already been rendered against the petitioner in the earlier Civil Revision Petition and which was reiterated by the Rent Controller, stairs at the face of the petitioner. Even though the application filed before the Court below was for the purpose of filing the additional document, the fact remains that the issue involved is the same and that a finding has already been rendered by this Court, which has attained finality. Therefore, the order passed by the Court below does not suffer from any perversity warranting the interference of this Court

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7.In the result, this Civil Revision Petition stands dismissed. No Costs. Consequently, the connected miscellaneous petition is closed.

28-10-2026

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

SSR

To

The II Additional City Civil Court, Chennai (Rent Tribunal).

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N.ANAND VENKATESH, J.

SSR

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