



WEB COPY

CRP No. 5444 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18-03-2026

CORAM

THE HON'BLE MRS.JUSTICE T.V.THAMILSELVI

CRP No. 5444 of 2025

AND

CMP NO. 6238 OF 2026

Kadiresan Palaniappan alias Tamil Arasan,
Rep.by its Proprietor of SN PAPERS, Having
Office at Ground Floor, Bearing Door No.50,
Anderson Street, Chennai -600 001.
GSTIN 33BSLPP0077N1ZA

..Petitioner(s)

Vs

1. S.Mohamed Ali,
S/o. Syed Mohamed,
residing at No.42, Mafuskhan Garden Street,
Chennai - 600001.
2. Amroj Bevee,
W/o.S.Mohamed Ali, residing at No.42,
Mafuskhan Garden Street, Chennai - 600001.
3. M.Syed Rafique Ahamed,
S/o.Mohamed Ali, residing at No.42,
Mafuskhan Garden Street, Chennai - 600001.

..Respondent(s)

CMP No. 6238 of 2026

Kadiresan Palaniappan alias Tamil Arasan,
Rep.by its Proprietor of SN PAPERS,
Having Office at Ground Floor,
Bearing Door No.50,
Anderson Street,
Chennai -600 001.
GSTIN 33BSLPP0077N1ZA

..Appellant(s)

Vs



1. S.Mohamed Ali,
S/o. Syed Mohamed,
residing at No.42,
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2. Amroj Bevee,
W/o.S.Mohamed Ali,
residing at No.42,
Mafuskhan Garden Street,
Chennai - 600001.
3. M.Syed Rafique Ahamed,
S/o.Mohamed Ali,
residing at No.42,
Mafuskhan Garden Street,
Chennai - 600001.

..Respondent(s)

CRP No. 5444 of 2025

To call for the entire records from the Honourable XIII Small Causes Court, Chennai, and to set aside the order in M.P.No.3/2025 in R.L.T.O.P.No.351/2024 dated 06.10.2025 and pass such further or other orders as this Honourable Court may deem fit and proper in the circumstances of the case and thus render justice.

CMP No. 6238 of 2026

To grant stay of all further proceedings in R.L.T.O.P.No.351/2024 and pass such further or other orders as this Honble Court may deem fit and proper in the circumstances of the case and thus render justice.

CRP No. 5444 of 2025

For Petitioner(s):	T.Jayaramaraj
	E.Paulraj
	V.Jayakrishna Kumar-ms/3071/2015
	Nanchill J Deekshith
	R.Aruna Devi, J.Maria Lebaniya Princy,
	M.Nisha,deepika Jayaramaraj



For Respondent(s):

R1 - S.MOHAMED ALI, S/o. Syed Mohamed,
Residing At No.42, Mafuskhan Garden Street,
Chennai - 600001.

R-2 AMROJ BEVEE, W/o.S.Mohamed Ali,
Residing At No.42, Mafuskhan Garden Street,
Chennai - 600001.

R-3 M.SYED RAFIQUE AHAMED,
S/o.Mohamed Ali, Residing At No.42, Mafuskhan
Garden Street, Chennai - 600001.

PVT. NOTICE (tHRO LCC)

Thro Lcc, M/s. Sanjay Rajprohit, Advocate For
Rr1 To 3 - Item Delivered On 13.11.2025
Pvt. Notice - Respondents
Aos Not Filed

ORDER

This Civil Revision Petition has been filed to call for the entire records from the Honourable XIII Small Causes Court, Chennai, and to set aside the order in M.P.No.3/2025 in R.L.T.O.P.No.351/2024 dated 06.10.2025.

2.The learned counsel for the petitioner would submit that the petitioner herein entered into a Tenancy Agreement in the year 2014 with the Respondents for the ground floor at No.50, Anderson Street, Chennai-600 001 for a monthly rent of Rs.6,190/- and paid the advance of Rs.20,000/-. While being so, the Respondents filed the petition for eviction on the ground of non-co-operation for registering the tenancy agreement and the same is pending before the XIII Small Causes Court. Chennai in R.L.T.O.P. No.351 of 2024.



3. It has been further submitted that the respondents have not taken any steps to register the tenancy agreement since the petition premises belongs to the Waqf Board and as per the Rent Act, ie. Tamil Nadu Regulations of Rights and Responsibilities of Landlord and Tenants Act, 2017, under Section (c) and (d), the Waqf property is ousted from the Rent Court, but the respondents filed the petition by falsely stating that the premises are not exempted under Section 3 of the Act. Further, the Administrator General/Official Trustee affixed the notice on the property stating that the property belongs to the AG&OT. Under such circumstances, without proper title, the respondents could not register as prescribed under the TNRRRLT Act, 2017. Under such circumstances, the petitioner filed the application in M.P. No.3 of 2025 in RLTOP No.351 of 2024 seeking to cross examine the respondents in this regard. However, the Trial Court without considering the facts and circumstances of the case, dismissed the application. Hence, he seeks to allow the petitioner to cross examine the respondents.

4. The learned counsel for the respondents would submit that the respondents are the owners of the petition premises and the respondents have purchased the property in the year 2014 and the petitioner being a tenant has paid rent of Rs.12,380/- on 21.04.2024 finally. Thereafter, he has not paid the rent and challenged the ownership of the petition premises. The Trial Court



after considering title deed of the respondents has rightly dismissed the petition filed by the petitioner. Hence, the Revision petition is liable to be dismissed.

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5. Heard both sides and perused the materials available on record.

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.

7. In the result, the Civil Revision petition is dismissed. No costs.

18-03-2026

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

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T.V.THAMILSELVI J.

Lbm

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Note: Issue this order on 23.03.2026.

18-03-2026