



WEB COPY

A No. 298 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 19-06-2026

CORAM

THE HON'BLE MR JUSTICE S. M. SUBRAMANIAM

A No. 298 of 2026

D.Nathan

S/o.P.A.Doss, No.224, NCS Bose Road, Parrys,
Chennai 600 001.

..Applicant(s)

Vs

The Administrator General and official Trustee
Tamil Nadu
City Civil Court Addl. Building, 1st Floor, Madras
High Court Campus, Chennai 600 104.

..Respondent(s)

A No. 298 of 2026

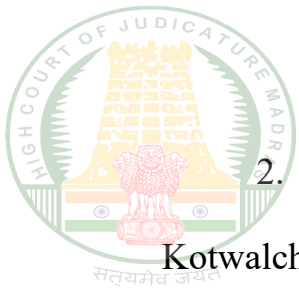
To direct the respondent to return following amounts deposited by the petitioner with the respondent namely (a) Three months security deposit of Rs.1,35,000/- (Rupees One Lakh Thirty Five Thousand only) (b) Rs.6,85,000/- (Six Lakhs eighty five thousand only) (c) Rs.8,20,000/-

For Applicant(s): Mr.K. Shanmugakani

For Respondent(s): Ms.S.Sumathi
AG&OT

Order

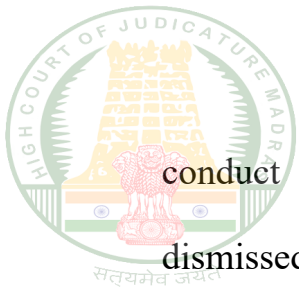
The present application has been instituted seeking a direction to the respondent to return the security deposit made by the applicant.



2. Admittedly, the applicant was a tenant in Audiappa Naicken Street, Kotwalchavai, Chennai 600 001, measuring an extent of 324 Sq.ft. of commercial portion at the ground floor with a monthly rent of Rs.82,000/- per month with 18% GST. The subject property was let out through a public auction conducted on 12.05.2025. The public auction was conducted by issuing a public notice and by following the prescribed procedures. The applicant was fully aware of the nature, condition, location and surrounding of the property and thereafter, participated in the auction on 12.05.2025. He became the highest bidder quoting a monthly rent of Rs.82,000/- per month. The auction was confirmed by this Court vide order dated 09.06.2025 in A No.2482 of 2025. Consequently, an agreement was entered into between the Applicant and AG&OT on 23.06.2025. The applicant was running a merchant store under the name and style of "Premier Store" and was in continuous possession and enjoyment of the subject property.

3. The applicant had voluntarily surrendered possession of the property on 04.12.2025 and the possession was taken by the AG&OT on 06.12.2025 and an amount of RS.2,76,669/- after adjusting arrears was refunded to him on 17.12.2025.

4. In view of the fact that the entire issues relating to tenancy have already been settled, the present application filed to raise grounds regarding the



conduct of the auction is untenable. Accordingly, the application stands dismissed.

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Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

RKA

To

The Administrator General and official Trustee

Tamil Nadu

City Civil Court Addl. Building, 1st Floor, Madras

High Court Campus, Chennai 600 104.



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S.M.SUBRAMANIAM J.

RKA

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