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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 25-06-2026

CORAM

THE HONOURABLE MRS.JUSTICE T.V.THAMILSELVI

**CRP No. 1233 of 2026
and CMP.No.6145 of 2026**

1. S.Narayanasamy
S/o. Late. Sellappan Old No. 135/2,
New No 84/2 Ground Floor, Corner
Shop Swamy Naicken Street
Chintadripet, Chennai 002

Petitioner(s)

Vs

1. S.Valli Devi
W/o. Swaroop Ram Old No. 135/2, New
No. 84/2 1st Floor Swamy Naicken Street
Chintadripet, Chennai 600 002

Respondent(s)

PRAYER

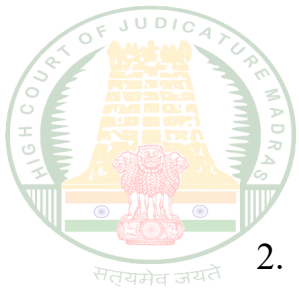
Civil Revision Petition filed under Article 227 of the Constitution of India, praying to set aside the Order dated 10.02.2026 passed in E.P. No. 99 of 2026 in RLTOP No. 202/2025 on the file of learned XI Judge, Court of Small Causes, Chennai.

For Petitioner(s): MR. B.Balaji

For Respondent(s): Mr.A.Abdul Ravoof
K.Abdul Owais

ORDER

Aggrieved by the findings of the Executing Court in the order passed in E.P.No.99 of 2026, the judgment debtor/tenant has filed this revision.



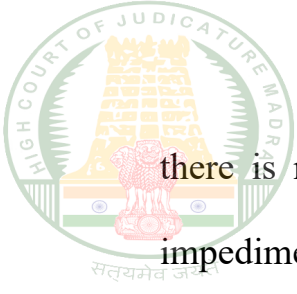
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2. Learned counsel for the revision petitioner raised the following grounds:-

(1) The subject property is a non-residential corner shop and the petitioner has been in occupation since 2015. The petitioner carried on business therein. Forcible dispossession would cause serious financial and livelihood prejudice. Restoration of possession, even if the appeal succeeds, would not adequately compensate the loss. The impugned order therefore causes irreversible prejudice.

(2) Possessory rights in immovable property are protected under Article 300 A of the Constitution. Deprivation must strictly follow fair procedure. The arbitrary and mechanical exercise of execution power without hearing violates constitutional guarantees under Articles 14 and 300A.

3. On perusal of the Original Authority and Appellate Authority order, it is seen that the courts discussed all the facts and given a finding that no new agreement entered into between the parties and in the absence of a written agreement as mandated by section 4(2) of the Tamil Nadu Regulation of Rights and Responsibilities of Landlords and Tenants Act 42 of 2017, landlord is entitled to relief of eviction. The jural relationship is not disputed one. Hence, considering the prayer in the EP., notice was issued and thereafter, holding that



there is no stay obtained by the judgment debtor and that there is no legal impediment to order delivery, EP was allowed and Delivery was ordered.

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4. Finding no grounds to interfere, this civil revision petition is disposed of with a direction to the revision petitioner to vacate the premises within 5 months from the date of receipt of a copy of this order. No costs. Consequently, connected Miscellaneous Petition is closed.

25-06-2026

nvsri

To

- 1.The XI Judge, Court of Small Causes, Chennai.
- 2.The Section Officer, V.R.Section, High Court, Madras.



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T.V.THAMILSELVI J.

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