



WEB COPY

CRP No. 1790 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-04-2026

CORAM

THE HON'BLE MRS.JUSTICE N. MALA

CRP Nos. 1790 and 1791 OF 2026

Mukthi Cacatte
W/o.Girish Pandian,
Sreshta Srividyaatheertha Kripa,
1st Street, Sivasundar Avenue,
Thiruvannamipur,
Chennai -600 041.

..Petitioner(s) in both
CRPs

Vs

M.Abdul Nazar,
S/o.Moosa,
Manath House,
Parakkal,
Mahe-673 310.

..Respondent(s) in both
CRPs

CRP No. 1790 of 2026

To pass an order to dispose of the in R.C.A.No.17 of 2024 pending on the file of the Learned II Additional District Judge, Puducherry, within a stipulated time fixed by the Honble Court.

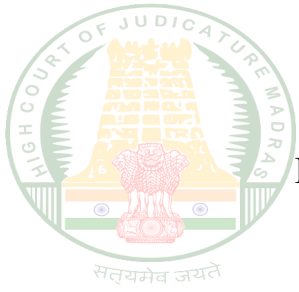
CRP No. 1791 of 2026

To dispose of the in R.C.A.No.16 of 2024 pending on the file of the Learned II Additional District Judge, Puducherry, within a stipulated time fixed by the Honble Court.

For Petitioner(s):

MR.R.SREEDHAR

FOR M/S. Vinoth Ravi



For Respondent(s): -

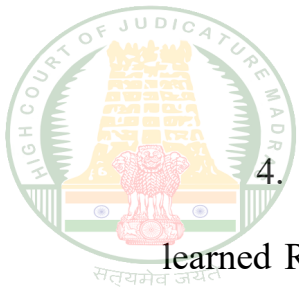
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Order

These Civil Revision Petitions have been filed seeking a direction to dispose of RCA No.16 of 2024 and RCA No.17 of 2024, pending on the file of the learned II Additional District Judge, Puducherry, within a time frame to be fixed by this Court.

2. The petitioner, as landlord, filed H.R.C.O.P. No.1 of 2024 before the Rent Controller-cum-District Munsif-cum-Judicial Magistrate under Sections 10(2)(i), 10(2)(ii)(a) and 10(3)(a)(iii) of the Pondicherry Buildings (Lease and Rent Control) Act, 1969, seeking eviction of the respondent from the demised premises.

3. During the pendency of the said proceedings, the petitioner filed I.A. No.2 of 2024 under Section 11(4) of the Act, seeking a direction to the respondent to deposit the admitted arrears of rent and to continue to pay the monthly rent. The learned Rent Controller, after hearing both sides, directed the respondent to pay a sum of Rs.33,26,00,000/- towards arrears of rent on or before 29.04.2024 and further directed the respondent to continue to pay the monthly rent on or before the 10th of every succeeding month.



4. Since the respondent failed to comply with the said order, the learned Rent Controller stopped all further proceedings in H.R.C.O.P. No.1 of 2024 and ordered eviction of the respondent from the premises. Thereafter, the petitioner filed E.P. No.11 of 2024 under Order XXI Rule 35 read with Section 151 of CPC, seeking delivery of possession. Later, the Execution Petition was terminated on 18.07.2024, recording delivery.

5. Meanwhile, the respondent preferred RCA Nos.16 and 17 of 2024 before the learned II Additional District Judge, Puducherry, challenging the orders passed by the Rent Controller. The appeals were taken on file on 20.06.2024, and the petitioner entered appearance and filed counter affidavits in the interlocutory applications. Since the said appeals have been kept pending for a considerable period, the present Civil Revision Petitions are filed seeking early disposal of the same.

6. The learned counsel for the petitioner submitted that the appeals are ripe for hearing and despite the receipt of the records as early as on 12.09.2024, the appeal were being repeatedly adjourned under the caption "awaiting records".

7. In the civil revision petition, notice sent to the respondent, including private notice, was returned with the endorsement "unclaimed".

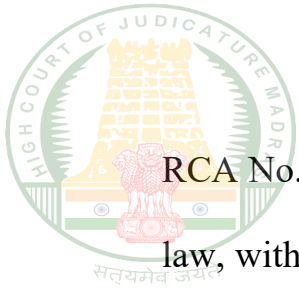


Therefore, the Registry was directed to print the name of the respondent in the cause list. Though service of notice to the respondent is completed and his name is printed in the cause list, the respondent has not appeared either in person or through counsel.

8. The history sheet of the case produced by the learned counsel for the petitioner shows that right from 16.04.2024 till 25.11.2025, the case is repeatedly adjourned under the caption "awaiting records". It is further pertinent to note here that the petitioner applied for certified copies of HRCOP., on 25.09.2025, and the same was returned on 26.09.2025, with an endorsement that the entire records were already transmitted to the appellate Court. The Appellate Court even without looking into the case file, appears to be mechanically adjourning the appeal.

9. In the factual matrix of the present case, this Court is of the view that indiscriminate and repeated adjournments, which merely prolong the proceedings, serve no useful purpose. This Court is therefore inclined to issue appropriate directions to the Appellate Court to dispose of the appeal expeditiously.

10. Accordingly, these Civil Revision Petitions are allowed, with a direction to the learned II Additional District Judge, Puducherry, to dispose of



RCA No.16 of 2024 and RCA No.17 of 2024, on merits and in accordance with law, within a period of eight (8) weeks from the date of receipt of a copy of this order. No costs.

24-04-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No
Internet: Yes
RKA/AP
To
The II Additional District Judge, Puducherry,



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N.MALA J.

RKA/AP

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