



WP No.9253 of 2024

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 21.01.2026

CORAM

THE HONOURABLE Ms. JUSTICE P.T. ASHA

W.P.No.9253 of 2024

A.Kaviatharani

... Petitioner

Vs.

1. Bharat Petroleum Corporation Ltd.,
Rep by its Managing Director,
Bharat Bhavan,
4 and 6 Currimbhoy Road,
Ballard Estate, Mumbai 400 001.

2. The Territory Manager (Retail),
Bharat Petroleum Corporation Ltd,
Trichy Retail Territory,
1st Floor, Raj Towers,
Near Kalaigarn Arivalayam,
Karur By-pass Road, Trichy 620 002.

3. Bharat Petroleum Corporation Limited,
Rep by its Managing Director,
Kuttalam MelaSalai, Mayiladuthurai

... Respondents



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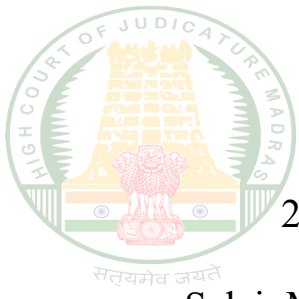
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PRAYER: Writ Petition filed under Article 226 of the Constitution of India praying to issue a Writ of Mandamus directing the respondents 1 to 3 herein to vacate and handover vacant possession of the leased premises let out to them through a Lease Deed dated 08.06.2000 under Document No.551 of 2000 situated at Survey No.7/6 (new) KuttalamMelaSalai, Mayiladuthurai to an extent of 13375 sq.ft. (1242.44 Sq.Meter) to the petitioner herein within the time limit as stipulated by this Court.

For Petitioner	:	Ms.J.Jyothi
For Respondents 1 to 3	:	Mr.M.Vijayan for M/s.King and Patridge

ORDER

This Writ Petition has been filed seeking the issuance of a writ of mandamus directing the respondents 1 to 3 herein to vacate and handover vacant possession of the leased premises let out to them under a Lease Deed dated 08.06.2000, registered as Document No.551 of 2000 situated at Survey No.7/6 (new) KuttalamMelaSalai, Mayiladuthurai measuring an extent of 13375 sq.ft. (1242.44 Sq.Meter) to the petitioner herein within the stipulated time fixed by this Court.



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2. The property comprised in Survey No.7/6B(New), Kuttalam Mela

Salai, Mayiladuthurai Taluk and District measuring an extent of 13375 sq.ft belonged to the petitioner's father, Paneerselvam. During his lifetime, the said Paneerselvam had entered into a registered Lease Deed dated 08.06.2000 with the respondents. The lease was for a period of 20 years commencing from 01.11.1999 and in terms of the agreement, the same had expired on 31.10.2019. The petitioner would submit that her father had died intestate on 10.01.2018, leaving behind him surviving his wife, Rajalakshmi, daughters, Kavitharani(Petitioner herein) and Jothi and a son, Venkateswaran as his legal heirs.

3. Though the lease period had come to an end on 31.10.2019, the respondents have neither vacated nor handed over possession to the petitioner, despite the fact that the petitioner had clearly expressed her decision not to renew the lease. The petitioner therefore sent a representation dated 10.02.2024 calling upon the respondents to vacate and hand over vacant possession of the premises. However, the respondents have refused to vacate the premises and are continuing to remain in possession of the said premises. The respondents have also not given any reply to the petitioner's representation dated 10.02.2024. Therefore, the



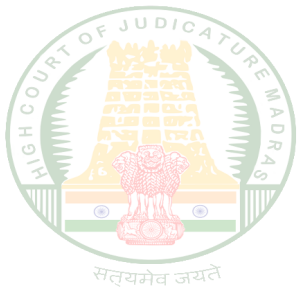
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petitioner has come forward with the present writ petition seeking the relief stated supra.

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4. Heard the learned counsels on either side and perused the materials available on record.

5. On a perusal of the Lease Deed dated 08.06.2000, it is seen that the premises was leased out for a period of 20 years commencing from 01.11.1999 and concluding on 31.10.2019. The Lease Deed further provides that upon termination of the tenancy, either by efflux of time or earlier determination, the lessee, namely the respondents, shall within three months remove any buildings, erections, pump installations, pipelines etc put up by them and hand over vacant possession of the demised premises to the petitioner. Admittedly, the lease period came to an end on 31.10.2019 and the respondents have been squatting over the property. The lease agreement has also not been renewed. In these circumstances, the act of the respondents in continuing in occupation of the premises is without any authority and being a statutory Corporation, the respondents are bound to comply with the terms of the Lease Deed as their possession beyond the period of the lease is unauthorized.



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6. Accordingly, this Writ Petition is allowed. The respondents are directed to vacate and hand over vacant possession of the premises in question to the petitioner within a period of one month from the date of receipt of a copy of this order. No costs.

21.01.2026

Index : Yes/No

Speaking Order : Yes / No

srn

Note : Issue order copy on 22.01.2026

To

1. The Managing Director,
Bharat Petroleum Corporation Ltd.,
Bharat Bhavan,
4 and 6 Currimbhoy Road,
Ballard Estate, Mumbai 400 001.
2. The Territory Manager (Retail),
Bharat Petroleum Corporation Ltd,
Trichy Retail Territory, 1st Floor, Raj Towers,
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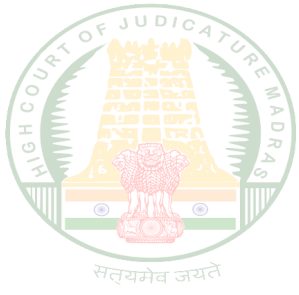


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3. The Managing Director,
Bharat Petroleum Corporation Limited,
Kuttalam MelaSalai, Mayiladuthurai



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