



WEB COPY

CRP Nos. 2473 & 2475 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 18-06-2026**

CORAM

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

CRP No. 2473 of 2026 & CRP No. 2475 of 2026

AND

CMP No. 10523 of 2026 & CMP No. 10525 of 2026

Usha Raveendran  
Propietrix Ravindra Lodge,  
No.26, Vengu Chetty Street,  
Park Town, Chennai 600 003

..Petitioner

Vs

N.C.Kandasamy  
S/o.Late.Chokalingam,  
No.39/76, Thirupalli Street,  
Sowcarpet,  
Chennai 600 071

..Respondent

**Prayer in CRP No. 2473 of 2026:**

Civil Revision Petition filed under Section 25 of Tamil Nadu Buildings (Lease and Rent Control) Act, 1960, as amended), praying to set aside the Order and decree made in RCA.No.206 of 2021 passed by the Learned VII Judge of Court of Small Causes dated 16.03.2026 confirming the order and Decree dated 07.10.2021 made in RCOP.No.1447 of 2015 on the file of the Learned XII Judge of Court of Small Causes at Chennai



**Prayer in CRP No.2475 of 2026:**

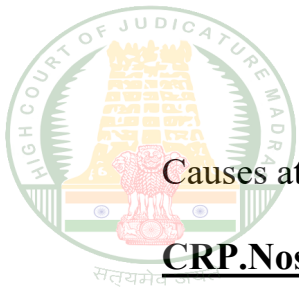
Civil Revision Petition filed under Section 25 of Tamil Nadu Buildings (Lease and Rent Control) Act, 1960, as amended), praying to set aside the Order and decree made in RCA.No.99 of 2022 passed by the Learned VII Judge of Court of Small Causes dated 16.03.2026 confirming the order and Decree dated 07.10.2021 made in RCOP.No.1750 of 2015 on the file of the Learned XII Judge of Court of Small Causes at Chennai

**Prayer in CMP No. 10523 of 2026:**

Civil Miscellaneous Petition filed under Section 151 of the Code of Civil Procedure, 1908 praying to stay the operation of the Order and decree made in RCA.No.206 of 2021 dated 16.03.2026 passed by the Learned VII Judge of Court of Small Causes at Chennai and order and Decree made in RCOP.No.1447 of 2015 dated 07.10.2021 passed by the XII Judge of Court of Small Causes at Chennai

**Prayer in CMP No. 10525 of 2026:**

Civil Miscellaneous Petition filed under Section 151 of the Code of Civil Procedure, 1908 praying to stay the operation of the order and decree made in RCA.No.99 of 2022 passed by the Learned VII Judge of Court of Small Causes dated 16.03.2026 confirming the order and Decree dated 07.10.2021 made in RCOP.No.1750 of 2015 on the file of the Learned XII Judge of Court of Small



Causes at Chennai, pending disposal of the above CRP.

**CRP.Nos.2473 & 2475 of 2026:**

WEB COPY

For Petitioner:

Mrs.Chitra Sampath  
Senior Counsel  
For Mr.M.Ganesan

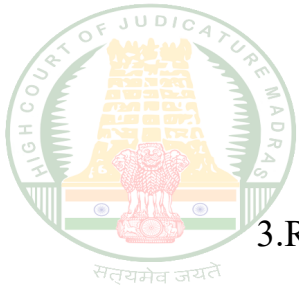
For Respondent:

Mr.A.Palaniappan  
----

### **COMMON ORDER**

Today, when the matter came up for hearing, the learned Counsel for the revision petitioner submitted that the suit property was constructed by them and they denied the ownership claimed by the respondent in respect of the superstructure standing over the subject in land. But, on perusal of the findings of the Court below, it was categorically held that the land and superstructure belong to the respondent.

2.When the matter was posted for the last hearing, the learned Counsel for the revision petitioner sought time to get instructions about removal the superstructure, but the revision petitioner has not inclined to remove the superstructure. However, the claim of the revision petitioner is contrary to the findings of the Court below, wherein it was found that the revision petitioner has not proved ownership of the superstructure.



WEB COPY

3. Respondent's side arguments heard in full.

4. Post the matter on **June 24, 2026** for revision petitioner's reply, if any.

5. Interim stay already granted by this Court on April 27, 2026 is extended till then.

**18-06-2026**

MSM

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No



WEB COPY

CRP Nos. 2473 & 2475 of 2



**T.V.THAMILSELVI J.**

MSM

CRP No. 2473 of 2026 & CRP No. 2475 of 2026  
AND  
CMP No. 10523 of 2026 & CMP No. 10525 of 2026

18-06-2026