



WEB COPY



A. Nos.5104 & 5105 of 2025 in C.S. No.574 of 2010

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 16.10.2025

CORAM

THE HONOURABLE DR.JUSTICE R.N.MANJULA

A. Nos.5104 & 5105 of 2025 in C.S. No.574 of 2010

M/s.Doshi Constructions
cases

... Applicant in both

Vs.

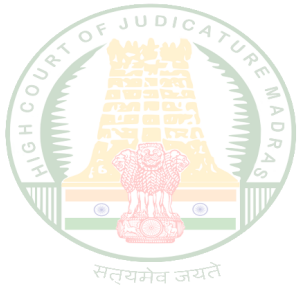
M/s.MEC International Private
Ltd. and others

... Respondents in both cases

COMMON ORDER

M/s.K.Krishnan & L.Karthika, learned counsels have entered appearance for respondents 2 and 3. M/s.A.K.Samy & Abhineeth Saravanan, learned counsels have entered appearance for respondents 5, 27, 37 & 40. Mr.Sarath Chandra, learned counsel has entered appearance for respondents 33, 39, 47, 55, 58 & 59.

A.No.5104 of 2025 has been filed to direct respondents 3 to 5, 27, 32, 37, 39, 40, 47, 49, 50 to 52, 54, 55, 58 & 59 to deposit the arrears of rent.



A. Nos.5104 & 5105 of 2025 in C.S. No.574 of 2010

A.No.5105 of 2025 has been filed to direct all the sub tenants in the suit property to deposit the rentals commencing from 01.09.2025.

2.The respondents have raised objections to pay the arrears of rent on the premise that they have already paid the rent to certain period to the main tenant, who was the first respondent/first defendant. Even as per the contention of the learned counsel for the applicant that the issue between the first respondent/first defendant has already been settled and there are orders to the effect in O.S.A. Nos.259, 260 & 262 of 2012 that the rights of the first respondent of lease are only till 31.12.2008 and thus any sub lease granted would have to be at best, coterminous with the said date and not beyond that date. Hence, there cannot be any objection from the respondents to continue to be the sub tenants even after the expiry of the lease period entered in favour of the first respondent/first defendant to pay the rent to the original owner, who is the first respondent/first defendant.

3. Infact, the learned counsel for respondents 2 and 3 has stated that the respondents 2 and 3 are ready to pay the rentals to the applicant, provided they were given with the account details.



A. Nos.5104 & 5105 of 2025 in C.S. No.574 of 2010

WEB COPY

4. Accordingly, the respondents 2 and 3 are directed to pay the rentals to the applicant, provided they were given with the account details. The other tenants, who have made their appearance through the counsels for the respondents 5, 27, 37 & 40 and 33, 39, 47, 55, 58 & 59 respectively shall also follow the same course, without prejudice to the rights of both the parties to the suit to contest the suit.

5. Notice to the other respondents returnable in four weeks. Private notice is also permitted.

6. The respondents who have made their appearance through counsels, are directed to file their counter or deposit the arrears amount. Post the matters after four weeks.

16.10.2025

vga



WEB COPY



A. Nos.5104 & 5105 of 2025 in C.S. No.574 of 2010

R.N.MANJULA ,J.

vga

A.Nos.5104 & 5105 of 2025 in C.S. No.574 of 2010

16.10.2025