



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 12-12-2025

WEB COPY

CORAM

THE HONOURABLE MR.JUSTICE P.B. BALAJI

CRP No. 6419 of 2025 and CMP No.31745 of 2025

1. N.P.Saravanan
S/o. Pakkirisamy, No.33C/6, Thanjai Salai,
Vijayapuram, Thiruvarur 001.

Petitioner(s)

Vs

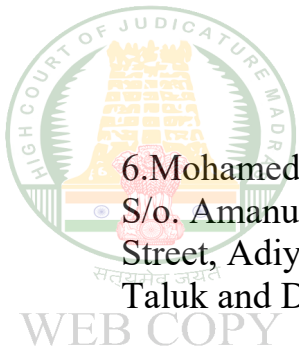
1. V.M.Amanullah (deceased), 1.M.Habib
Natchiya
W/o. Mohamed Yousuf, No.7/1125,
Pudhumanai Street, Adiyakkamangalam,
Thiruvarur Taluk and District 101.

2.Samsath Begum
W/o. Amanullah, No.7/1125, Pudhumanai
Street, Adiyakkamangalam, Thiruvarur
Taluk and District 101.

3.Mathina Nasreen
D/o. Amanullah, No.7/1125, Pudhumanai
Street, Adiyakkamangalam, Thiruvarur
Taluk and District 101.

4.Haseena Nasreen
D/o. Amanullah, No.7/1125, Pudhumanai
Street, Adiyakkamangalam, Thiruvarur
Taluk and District 101.

5.Shaik Mushakeer
S/o. Amanullah, No.7/1125, Pudhumanai
Street, Adiyakkamangalam, Thiruvarur
Taluk and District 101.



6.Mohamed Aasief
S/o. Amanullah, No.7/1125, Pudhumanai
Street, Adiyakkamangalam, Thiruvarur
Taluk and District 101.

Respondent(s)

For Petitioner(s): S.Anbalagan

For Respondent(s): Bhagawath Kirshna

ORDER

Heard the learned counsel for the petitioner and caveator. The tenant is the revision petitioner.

2. The petitioner challenges the concurrent findings of the eviction passed by the Rent Controller as well as Rent Control Appellate Authority. The respondent/landlord sought for eviction on the ground of own use and occupation invoking Section 10(3) of Tamil Nadu (Lease and Rent Control) Act 18 of 1960.

3. Learned counsel for the respondent/landlord would submit that in respect of another tenant occupying the very same premises, in CRP No.4850 of 2025, this Court dismissed the revision on 17.11.2025 confirming the concurrent orders of eviction and granted time to vacate by 30.06.2026. Learned counsel would therefore state that the petitioner/tenant may also be granted time till 30.06.2026 to vacate and hand over vacant possession.

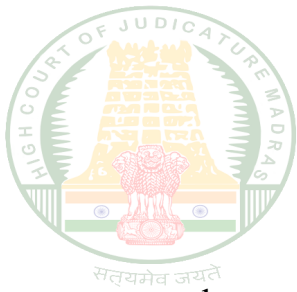


4. Learned counsel for the petitioner/tenant would contend that in the earlier revision in CRP No.4850 of 2025, the tenant was in arrears of rent and even the said tenant was granted time till 30.06.2026. In the present case, the revision petitioner is not having any arrears and has been promptly paying the rents, without any default and therefore, seeks one year time. He has also stated that an advance of Rs.1,00,000/- (Rupees One Lakh Only) is available and intact with the respondent/landlord.

5. Insofar as the advance, learned counsel for the respondent fairly submits that an advance amount is repayable to the petitioner. However, learned counsel for the respondent states that advance amount is only Rs.50,000/- (Rupees Fifty Thousand Only).

6. Learned counsel for the petitioner seeks short accommodation to verify the said position.

7. Considering that the other revision petition viz., CRP No.4850 of 2025 arising out of an eviction petition relating to the very same property has already been dismissed, the question of interfering with the concurrent orders of eviction does not arise. The question of granting one year time period to vacate the premises, in my considered opinion, is not available to the petitioner/tenant merely because he is promptly paying rents to the landlord. The petitioner being a tenant is duty bound to



P.B.BALAJI, J

sr

pay the monthly rents regularly without any default and therefore, for merely being aware of the obligation and complying the same, he cannot be granted additional time to vacate and hand over vacant possession.

8. In the light of the above, the petitioner/tenant shall vacate and hand over the vacant possession by 30.06.2026. The petitioner shall file an affidavit of undertaking to vacate and hand over vacant possession to the respondent/landlord without driving the respondent to execution proceedings and the petitioner would not induct third parties into possession till such time he vacates and hand over vacant possession.

9. On the petitioner getting instructions regarding the amount of advance available with the respondent, further direction regarding payment of rents will be issued.

10. Post the revision “For Orders” on 06.01.2026.

12.12.2025

sr

CRP No.6419 of 2025