

N. Selvaraj vs E. Mohanraj

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SooperKanoon Citation : sooperkanoon.com/1430220

Court : Chennai

Decided On : Jan-20-2026

Judge : Honourable Mr.Justice P.B. Balaji

Appeal No. : CRP/1313/2023

Appellant : N. Selvaraj

Respondent : E. Mohanraj

Judgement :

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated : 20.01.2026

CORAM:

THE HONOURABLE MR.JUSTICE P.B.BALAJI N.Selvaraj ... Petitioner
Vs. E.Mohanraj ... Respondent Prayer:- Civil Revision Petitions filed
under Section 115 of C.P.C., to set aside in the fair and decreetal order
dated 25.11.2022 in E.P.No.313 of 2019 in R.C.O.P.No.1472 of 1996 on
the file of XI Court of Small Causes Court, Chennai. For Petitioner :
Mr.R.Subramanian For Respondent : Mr.E.J.Ayyappan

ORDER

In compliance with the order dated 12.01.2026, the landlord has filed an affidavit of undertaking dated 19.01.2026, wherein he has undertaken to compensate the petitioner to a sum of Rs.10,00,000/- (Rupees Ten Lakhs only) in lieu of the promise to hand over 130 sq.ft. of constructed area after reconstruction. The said amount of Rs.10,00,000/- is proposed to be paid in the following manner:-

1st installment: Rs.2,00,000/- payable on first week of February 2026;
2nd installment: Rs.2,00,000/- payable on first week of March 3rd
installment: Rs.2,00,000/- payable on first week of April 4th installment:
Rs.2,00,000/- payable on first week of May 5th installment: Rs.2,00,000/-
payable on first week of June 2026

2.The affidavit of undertaking filed by the landlord is recorded. It is made clear that, in the event of any default in payment of any of the instalments, it shall be open to the petitioner to seek revival/restoration of the Civil Revision Petition. The petitioner/tenant is directed to furnish the necessary bank particulars, including online transfer details, to enable the landlord to remit the amounts as undertaken in the affidavit.

3.Accordingly, this Civil Revision Petition is disposed of by recording the undertaking given in the affidavit dated 19.01.2026. No costs. Index : Yes/No
Neutral Citation : Yes/No

Speaking/Non-Speaking Order

kv To The XI Court of Small Causes Court, Chennai.

P.B.BALAJI, J.

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