

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE, COIMBATORE

Present: **Tmt. G. VIJAYA, B.A., M.L., PGDCFS**
Principal District Judge, Coimbatore.

Monday, this the 16th day of March 2026

திருவள்ளூர் ஆண்டு 2057 தமிழ் விசுவாச ஆண்டு பங்குனி மாதம் 02ம் நாள்
திங்கள்கிழமை

TRANSFER ORIGINAL PETITION No.283/2025
&
TRANSFER ORIGINAL PETITION No.284/2025

CNR No.TNCB010067462025
&
CNR No.TNCB010067442025

TROP No.283/2025

Sasikumar

... Petitioner

/vs/

1. Veerammal

2. Pannari

3. C.Ganesh

... Respondents

TROP No.284/2025

Sasikumar

... Petitioner

/vs/

TROP No.283/2025

1. R.Ramaraj
2. Pannari
3. C.Ganesh

... Respondents

These petitions came up before me for final hearing on 10-03-2026 in the presence of **Tvl.D.Govindu and P.Jayachandran**, Advocates for the Petitioner and **Tvl.T.Nambikkai Domnic, T.Dhanushiya, T.Thanalakshmi, B.Karpaga Valli, S.Mythili and M.Shalini**, Advocates for the Respondents 1 and 3 and the Respondent No.2 remained ex-parte and upon perusing the petitions and the counter statements and other relevant records and hearing the arguments of both sides and having stood over for consideration till this day, this Court passed the following

COMMON ORDER

TROP No.283/2025

This petition has been filed by the Petitioner under Section 24 and read with Section 151 of Civil Procedure Code to transfer the petition in RLTOP No.18/2023 pending on the file of I Additional District Munsif, Coimbatore to the file of the Principal District Munsif, Coimbatore to try along with the petitions in RLTOP Nos.15/2023 and 17/2023 pending thereon.

TROP No.284/2025

This petition has been filed by the Petitioner under Section 24 and read with Section 151 of Civil Procedure Code to transfer the petition in RLTOP No.16/2023 pending on the file of I Additional District Munsif, Coimbatore to the file of the Principal District Munsif, Coimbatore to try along with the petitions in RLTOP Nos.15/2023 and 17/2023 pending thereon.

2. Averments contained in the petitions :

i. The Petitioner is the absolute owner of residential and non-residential properties situated at Door Nos.112, 113, Nethaji Street, Seeranaickenpalayam, Coimbatore 641 007 by virtue of a registered Settlement deed in Document No.2951 of 2021, dated 03.05.2021 executed by his mother Sargunam and it has been registered in the office of Joint II Sub Registrar office, Coimbatore - 641 001. The respondents in the respective petitions are tenants in the non residential premises.

ii. The Petitioner has filed a petition in RLTOP No.15 of 2023 on the file of the Principal District Munsif, Coimbatore as against the 2nd Respondent herein for possession under Section 21(2)(b) of the Tamil Nadu Regulations of rights and responsibility of Landlords and tenants Act 2017. In this RLTOP No.15 of 2023,

for the said Respondent, counsel appeared, counter statement filed and that enquiry commenced.

iii. The Petitioner has also filed another RLTOP No.17 of 2023 on the file of same Principal District Munsif of Coimbatore as against C. Ganesh, 3rd Respondent herein for possession under Section 21(2)(b) of the Tamil Nadu Regulation of Rights and responsibility of Land lords and Tenants Act 2017. In this RLTOP No.17 of 2023, for the Respondent, counsel appeared and counter statement also filed and trial commenced.

iv. The Petitioner also filed another RLTOP Nos.16/2023 and 18/2023 on the file of First Additional District Munsif of Coimbatore as against the 1st Respondent in the respective petitions herein namely R.Ramaraj and C.Veerammal respectively for possession of residential premises under Section 21(2)(b) of Act 2017. The respective Respondent appeared through counsel, filed counter statement and trial commenced.

v. In both RLTOP, the Petitioner are one and the same and the properties are one and the same, if both the petitions tried separately there may be a chance of conflicting of decisions from the respective Courts and it will affect the rights of parties and to avoid multiplicity proceedings it is become necessary to transfer the petitions in RLTOP Nos.16/2023 and 18/2023 pending on the file of the First

Additional District Munsif of Coimbatore for joint trial along with RLTOP No.15 of 2023 and RLTOP No. 17 of 2023 pending on the file of the Principal District Munsif of Coimbatore. Hence the petitions are filed and prays to allow the petitions.

3. Averments contained in the counter statement filed by the Respondents 1 and 3 is as follows:

- i. The Petitioner has filed a petition in RLTOP No.15/2023 on the file of the Principal District Munsif of Coimbatore as against the Respondent K.Pannari for possession under section 21(2)(b) of the Tamil Nadu Regulations of rights and responsibility of landlords and tenants Act 2017.
- ii. The Petitioner has also filed another RLTOP No.17 of 2023 on the file of same Principal District Munsif of Coimbatore as against Respondent C.Ganesh for possession under section 21(2)(b) of the Tamil Nadu Regulations of rights and responsibility of landlords and tenants Act 2017.
- iii. The Petitioner has also filed another RLTOP No.18 of 2023 on the file of First Additional District Munsif of Coimbatore as against Respondent C.Veeramal herein for possession of residential premises under section 21(2) (b) of the Tamil Nadu Regulations of rights and responsibility of landlords and tenants Act 2017.
- iv. In both RLTOP, Petitioner is one and the same and the properties are one and

the same if the petitions tried separately there may be a chance of conflicting of decisions from the respective Courts and it will affect the rights of parties and to avoid multiplicity proceedings it is become necessary to transfer the petitions RLTOP Nos.16/2023 and 18/2023 pending on the file of the First Additional District Munsif of Coimbatore for joint trial along with RLTOP Nos.15 of 2023 and 17 of 2023 pending on the file of the Principal District Munsif of Coimbatore.

v. It is unnecessary to transfer the RLTOP Nos.16/2023 and 18/2023 which are in First Additional District Munsif of Coimbatore for joint trial along with RLTOP Nos.15 of 2023 and 17 of 2023 before the Principal District Munsif, Coimbatore.

vi. RLTOP Nos.16/2023 and 18/2023 which are filed on the I Additional District Munsif of Coimbatore against the Respondent in the respective petitions namely R.Ramaraj and C.Veeramal for possession of residential premises under section 21(2)(b) of Act 2017, the Respondent in RLTOP Nos.16/2023 and 18/2023 respectively appeared through counsel and filed counter statement and trial also commenced it is unnecessary to transfer the cases for joint trial.

vii. The Petitioner is not absolute owner, he is the far relative of the owner, he wantedly pretended to be the owner of the property. The suits in O.S.No.799/2020 in which the Plaintiff is Pannari and Respondent is Sargunam, O.S.No.691/2020, in which the Plaintiff is R.Ramraj and Respondent is Sargunam which is in V Additional District Munsif and O.S.No.765/2020 in which the Plaintiff is C.Ganesh and Respondent is Sargunam which is in I Additional District Munsif, Coimbatore

is also a related matters of RLTOP 15 of 2023 and RLTOP 17 of 2023 and it should be tried together if RLTOP Nos.16/2023 and 18/2023 are tried with RLTOP Nos.15 of 2023 and 17 of 2023. If the petitions are allowed the Respondents will be put to irreparable loss and hardship and prayed to dismiss the petitions in the interest of justice.

4. In spite of receipt of notice, the 2nd Respondent in the respective petitions has not chosen to appear before this Court, hence he was called absent, and set exparte on 11-12-2025.

5. The point for consideration :

Whether the petitions in RLTOP Nos.16/2023 and 18/2023 pending on the file I Additional District Munsif, Coimbatore are to be transferred to the file of Principal District Munsif, Coimbatore to try jointly along with the petitions in RLTOP Nos.15/2023 and 17/2023 or not? is the point for consideration.

Point :

6. Heard both sides and perused the relevant records. These petitions are filed to

transfer the petitions in RLTOP Nos.16/2023 and 18/2023 pending on the file I Additional District Munsif, Coimbatore to the file of Principal District Munsif, Coimbatore to try jointly along with the petitions in RLTOP Nos.15/2023 and 17/2023.

7. The learned counsel for the Petitioner in the respective petitions has submitted that in all the RLTOPs, the Petitioner is one and the same and the properties are one and the same, if all the petitions tried separately there may be a chance of conflicting of decisions from the respective Courts and it will affect the rights of parties and to avoid multiplicity proceedings it is become necessary to transfer the petitions in RLTOP Nos.16/2023 and 18/2023 pending on the file of the First Additional District Munsif of Coimbatore for joint trial along with RLTOP Nos.15 of 2023 and 17/2023 pending on the file of the Principal District Munsif of Coimbatore and prays to allow the petitions.

8. It is the contention of the learned counsel for the Respondents 1 and 3 that it is unnecessary to transfer the RLTOP Nos.16/2023 and 18/2023 which are in First Additional District Munsif of Coimbatore for joint trial along with RLTOP Nos.15 of 2023 and 17 of 2023 before the Principal District Munsif, Coimbatore. In

RLTOP Nos.16/2023 and 18/2023 which are filed on the I Additional District Munsif of Coimbatore against the Respondent in the respective petitions namely R.Ramaraj and C.Veeramal for possession of residential premises under section 21(2)(b) of Act 2017, the Respondent in RLTOP Nos.16/2023 and 18/2023 respectively appeared through counsel and filed counter statement and trial also commenced it is unnecessary to transfer the cases for joint trial. The Petitioner is not absolute owner, he is the far relative of the owner, he wantedly pretended to be the owner of the property and the suits in O.S.No.799/2020 in which the Plaintiff is Pannari and Respondent is Sargunam, O.S.No.691/2020, in which the Plaintiff is R.Ramraj and Respondent is Sargunam which is in V Additional District Munsif and O.S.No.765/2020 in which the Plaintiff is C.Ganesh and Respondent is Sargunam which is in I Additional District Munsif, Coimbatore is also a related matters of RLTOP 15 of 2023 and RLTOP 17 of 2023 and it should be tried together if RLTOP Nos.16/2023 and 18/2023 are tried with RLTOP Nos.15 of 2023 and 17 of 2023. If the petitions are allowed the Respondents will be put to irreparable loss and hardship and prayed to dismiss the petitions in the interest of justice.

9. The main goal of transferring the RLTOP cases to be heard alongside others is to avoid conflicting decisions on the same subject matter and hence the

Respondents' argument that title suits i.e O.S.Nos.799/2020, 691/2020 and 765/2020 should also be tried together is a separate issue of consolidation. On perusal, it reveals that, the same Petitioner/Landlord has filed the above said four RLTOP petitions against four different tenants for the same premises. Therefore, having them tried in one forum avoid unnecessary duplication of efforts, expenses and judicial time. If two different forums hear similar cases regarding the same property, there is a risk of conflicting findings. The Petitioner is the same and the matters arise under the same Act. Though the Respondents 1 and 3 objected these petitions stating that the trial has already begun, is not a statutory bar to transfer as the transferee Court has the power to continue the proceedings from the stage at which they were transferred or if necessary, re-try them. Therefore, in the interest of justice, this Court is inclined to allow the petitions.

TROP No.283/2025

In the result, this petition is allowed. The petition in RLTOP No.18/2023 pending on the file of the I Additional District Munsif, Coimbatore is ordered to be withdrawn and transferred to the file of Principal District Munsif, Coimbatore to try jointly/simultaneously along with the petitions in RLTOP Nos.15/2023 and 17/2023 pending thereon. No costs.

TROP No.284/2025

In the result, this petition is allowed. The petition in RLTOP No.16/2023 pending on the file of the I Additional District Munsif, Coimbatore is ordered to be withdrawn and transferred to the file of Principal District Munsif, Coimbatore to try jointly/simultaneously along with the petitions in RLTOP Nos.15/2023 and 17/2023 pending thereon. No costs.

Dictated to the Steno-typist directly and typed by her in the computer, corrected and pronounced by me in the open court, this the 16th day of March 2026.

PRINCIPAL DISTRICT JUDGE,
COIMBATORE

Copy to:

1. The Principal District Munsif, Coimbatore.
2. The I Additional District Munsif, Coimbatore.

Principal District Court,
Coimbatore
Tr.O.P.No.283/2025
&
Tr.O.P.No.284/2025
Dt : 16-03-2026
Draft / Fair order