

In the Court of the Principal District Judge,
Principal District Court, Kancheepuram.

PRESENT: **Tmt. Deepthi Arivunithi, M.L.,**
Principal District Judge,
Principal District Court ,
Kancheepuram.

Wednesday the 11th day of February 2026

IA.No.1/2025 in Tr.OP. No.92/2025

1. T. Mathiazhagan
2. M. Kalaivani

...Petitioners/Petitioners.

Vs

1. Umakumari
2. V. Arunkumar
3. V. Aparna
4. P. Ganapathi
5. The District Registrar of Registration,
Chengalpattu.
6. The Sub Registrar.
Office of the Sub Registrar,
Sriperumbudur
7. The Branch Manager,
Bank of Baroda,
Sriperumbudur Branch
Kancheepuram District

.. Respondents/Respondents

This petition is coming on 29.01.2026 for final hearing before me in the presence of Thiru.D.Murthy, Counsels for the Petitioners and M/s. V. Tamilarasu, Counsels for respondents 1 to 3 and Thiru.S. Janarthanan, Counsel for 4th respondent and the respondents 5 to 7 being called absent set ex parte and upon hearing the

arguments on both sides and upon perusal of records and having stood over the matter for consideration till this day, this court delivered the following

ORDER

Petition filed under Section 151 of CPC to grant interim stay of all further proceedings in O.S.No.134 of 2022 pending disposal of Tr.O.P. No.92/2025.

2. The learned counsel for the petitioner/petitioner would contend as follows. The Tr.O.P. has been filed by the petitioner/petitioner herein to transfer the Suit in O.S.No.134/2022 pending on the file of Additional Subordinate Judge, Kancheepuram to the court of the Additional District Judge, Kancheepuram to be tried along with O.S.No.22/2025 filed by the 4th respondent herein. Since the properties in the suits are one and the same in order to avoid conflict of decisions the said suits have to be tried together. Hence that the interim stay be granted, staying the further proceedings in the suit.

3. The learned counsel for the 4th respondent would contend as follows. The prayers in both the suits are completely different. The 4th respondent has filed the suit in the year 2022 and the plaintiff side evidence was also completed. Now, the case is posted for 4th respondent side evidence. While so, the present transfer petition is filed. The present petition is filed only to drag on the proceedings and the two suits are completely different. Hence, that the petition be dismissed.

4. Upon hearing both sides and having perused the materials on record, this court find as follows. In view of the contentions raised by both parties this court has gone through the plaint in O.S.No.134/2022 and O.S.No.22/2025. Upon perusal of the plaint in O.S.No.22/2025, it is seen that the sale deed which forms the basis of the suit in O.S.No.134/2022 is sought to be declared as null and void in the said suit. While so, O.S.No.134/2022 has been filed by the 4th respondent for the purpose of asserting a title over the suit schedule property and to declare certain documents as null and void. A prima facie, perusal of records would show that both the cases are interlinked. While so, even according to the counter, the Suit in O.S.No.134/2022 is pending in the stage of evidence. While so, if the suit is permitted to be continued it may affect the rights of the parties involved and may also give rise to conflicting decisions. Therefore, this court finds that the prima facie is made out by the petitioner/petitioner herein and this court is inclined to grant stay all proceedings in O.S.No.134/2022 until disposal of the main Tr.O.P. The contentions of the learned counsel for the 4th respondent is that the suit was filed by him in the 2022 and the proceedings are being delayed by the petitioner/petitioner herein. On perusal of the records, it is seen that the respondents have not filed the counter in the main Tr.O.P. Therefore the respondents are directed to file their counter on the next hearing date and upon filing of the counter, the petitioner shall advance arguments in the main Tr.O.P. On these conditions the interim stay petition is allowed.

5. In result, I.A.No.1/2025 is allowed without costs and the proceedings in O.S.No.134/2022 is here by stayed until disposal of Tr.O.P.92/2025. The respondents 1 to 4 are directed to file their counter statement in the Tr.O.P. on or before the next hearing date and the petitioner shall advance the arguments in the Tr.O.P. immediately upon filing the counter. Subject to these conditions, this petition is allowed.

//This order has been dictated by me to the Stenographer, transcribed and typed by her in the computer, corrected and pronounced by me in the open Court on this the Wednesday the 11th day of February 2026//

Principal District Judge,
Principal District Court,
Kancheepuram.

Exhibits and Witnesses on both side: NIL.

Principal District Judge,
Principal District Court,
Kancheepuram.

Draft/Fair Order
I.A.No.1/2025 in
Tr.OP. 92/2025
D.D. 11.02.2026
Principal District Court ,
Kancheepuram.

