

IN THE COURT OF PRINCIPAL DISTRICT JUDGE AT TIRUVALLUR

Present: Dr. J.JULIET PUSHPA, Ph.D. (Law)

Principal District Judge, Tiruvallur.

Monday, the 15th day of June 2026

Transfer Original Petition No.226/2024

(CNR No.TNTR010065922024)

1. M.Varadarajan, S/o.Late.Munirathinam, Hindu, aged 60 years,
2. M.Venkatesan, S/o.Late.Munirathinam, Hindu, aged 50 years, both are residing at No.3/52, Bajanai Koil Street, Sembulivaram Village, Sholavaram Post, Ponneri Taluk, Thiruvallur District.
3. G. Kothandan, S/o.Late.,Govindasamy, Hindu, aged 69 years, residing at No.38, Bajanai Koil Street, Sembulivaram Village, Sholavaram Post, Ponneri Taluk, Thiruvallur District.

..... Transfer Petitioners/Plaintiffs in OS
No.231/2017 on the file of Principal Sub
Court, Ponneri and OS No.268/2020 on
the file of IV Additional District Court,
Ponneri

//Versus//

1. R. Thiruloguchandar (died), (Amended as per orders dated: 03.11.2025)
 2. T. Rambai, W/o.Thiruloguchandar, Hindu, aged 56 years,
 3. T. Sangeetha, D/o.Late.R.Thiruloguchandar, Hindu, aged 34 years,
 4. T. Vikram, S/o.R.Thiruloguchandar, Hindu, aged 33 years,
- 1 to 4 presently residing at Plot Nos. 38, 39 and 40, Velammal residency, Thatchur,

Panjetti Post, Ponneri Taluk, Thiruvallur District.

5. Chaithanya Madan, S/o.M.Madanagopal, Hindu, aged 37 years,

6. M. Chandrakala, W/o.Chaithanya Madan, Hindu, aged 36 years, and both are residing at Old Door No.263, New Door No.121, Kilpauk Garden Street, Kilpauk, Chennai-10

.....Respondents 1 to 6 / defendants
in OS No.231/2017 on the file of
Principal Sub Court, Ponneri and OS
No.268/2020 on the file of IV
Additional District Court, Ponneri

7. The Sub Registrar, Redhills Sub Registrar Office, at Redhills, Chennai-600052.

.....7th Respondent / 7th defendant
in OS./No.268he file of IV Additional
District Court, Ponneri

Petition filed by the petitioner under Section 24 of Civil Procedure Code to withdraw the Original Suit in O.S.No.231/2017 pending on the file of Principal Sub Court, Ponneri and to transfer the same to IV Additional District Court, Ponneri to try along with OS No.268/2020.

The Court Fee of Rs.25/- was paid as per under Article I Schedule II of the Tamil Nadu Court Fees and Suit valuation Act 1955.

This petition was presented before this Court on 01.08.2024

This petition coming for final hearing before me on 04.06.2026 in the presence of M/s.J.Babu, Learned Counsel for Petitioners, M/s.P.V.Muralidhar, L.Thanigaivel, K.Padmini, learned counsel for the respondents 5 and 6,

Thiru.E.Vijayakumar, learned Government Pleader appearing for the 7th respondent having the respondents 1 to 4 called absent, remained ex parte, upon hearing both side and perusing the entire case records, this Court doth and decreetal order as follows:-

DECREETAL ORDER

1. that the Petition be and the same is hereby allowed.
2. that the entire case records in OS.231/2017 on the file of Principal Sub Court, Ponneri is hereby withdrawn from its file and the same is transferred to the file of IV Additional District Court, Ponneri for disposal along with OS.268/2020.
3. that the learned Principal Subordinate Judge, Ponneri is directed to transmit the entire case records in OS.231/2017 to IV Additional District Court, Ponneri within 15 days from the date of receipt of the order copy.
4. that the learned IV Additional District Judge, Ponneri is hereby directed to dispose of both the suits (OS.231/2017 and OS.268/2020) in accordance with Law and on merits.
- 5 that the learned IV Additional District Judge, Ponneri may decide as to whether joint trial or simultaneous trial, depending upon case nature.
6. that the both parties do bear their own cost.

SCHEDULE OF PROPERTY in OS.No.231/2017 on the file of PSC, Ponneri

SCHEDULE A: All that piece and parcel of agricultural lands situate No.116 Sholavaram Village, Ponneri Taluk, Thiruvallur District, within the registration district of Chennai North, Registration Sub District of Redhills with the following particulars:

Sl. No	Survey Nos	Extent (ac cents)	Boundaries
1	576/1Part	0.40 out of 0.61 cents	North by S.No.577, South by S.Nos.576/2 & 590/10, East by S.No.575 and West by partly by S.No.5980/10 & partly by remaining portion of S.No.576/1 (0.21 cents)
2	576/2	0.18	Full extent
3	590/8	0.48	Full extent
4	590/9	0.80	
5	590/10pt	1.27 (out of 1.76 cents)	North by S.Nos.590/10pt & 576/1, South by S.Nos.598 & 594, East by S.Nos.576/1 & 576/2 and West by S.No.590/10.
		Total extent 3.13 cents	

In all for the aforesaid five items a total extent of three acres thirteen cents or thereabouts.

SCHEDULE B (Property agreed to be sold to the 1st Plaintiff)

All that piece and parcel of land measuring acre 0.38 cents out of acre 0.48 cents comprised in S.No.590/8 at No.116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the Registration district of Chennai North, Registration Sub District of Redhills, within the following boundaries:

North by -the land in S.No. 577,
 South by -the land in S.No. 590/9
 East by -the land in S.No. 590/8 part and on the
 West by -the land in S.No.590/7.

SCHEDULE C (Property agreed to be sold to the 2nd Plaintiff)

All that piece and parcel of land measuring acre 0.75 cents out of acre 0.80

cents comprised in S.No.590/9 at No.116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the Registration district of Chennai North, Registration Sub District of Redhills, within the following boundaries:

North by - the land in S.Nos.590/7, 590/8 and the remaining land of acre 0.05 cents comprised in the same S.No. 590/9part.

South by - the land in S.No.594.

East by -the land in S.No.590/10 part and on the

West by -the land in S.No.590/6A and 592.

SCHEDULE D (Property agreed to be sold to the 1st plaintiff

All that piece and parcel of land measuring acre 0.78 1/2 cents in the middle out of acre 1.76 cents ccomprised in S.No.590/10, at No.116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the Registration district of Chennai North, Registration Sub District of Redhills, within the following boundaries:

North by -the remaining land measuring acre 0.68 1/2 cents comprised in the same S.No. 590/10 part and the land in S.No.576/1,

South by -the land in S.No. 594 and 595

East by -the remaining land measuring acre 0.29 cents comprised in the same S.No.590/1 and on the

West by -the land in S.No. 590/9 part.

SCHEDULE OF PROPERTY in O.S.No.268/2020 on the file of IV ADJ Court,
at Ponneri.

SCHEDULE A: All that piece and parcel of agricultural lands situate No.116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the registration district of Chennai North, Registration Sub District of Redhills with the following particulars;

Sl.No	Suvey Nos	Extent (ac cents)	Boundaries
1	576/1Part	0.40 out of 0.61 cents	North by S.No. 577, South by S.Nos.576/2 & 590/10, East by S.No. 575 and West by Partly by S.No. 5980/10 and partly by remaining portion of S.No. 576/1 (0.21 cents)
2	576/2	0.18	Full extent
3	590/8	0.48	Full extent
4	590/9	0.80	
5	590/10pt	1.27 (out of 1.76 cents)	North by S.Nos.590/10pt & 576/1, South by S.Nos.598 & 594, East by S.Nos. 576/1 & 576/2 and West by S.No. 590/10
		Total extent 3.13 cents	

In all for the aforesaid five items a total extent of three acres thirteen cents or thereabouts.

SCHEDULE B (Property agreed to be sold to the 1st plaintiff)

All that piece and parcel of land measuring acre 0.38 cents out of acre 0.48 cents comprised in S.No, 590/8 at No. 116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the Registration district of Chennai North, Registration Sub District of Redhills, within the following boundaries:

North by -the land in S.No. 577,
 South by -the land in S.No. 590/9
 East by -the land in S.No. 590/8 part and on the
 West by -the land in S.No. 590/7.

SCHEDULE C (Property agreed to be sold to the 2nd Plaintiff)

All that piece and parcel of land measuring acre 0.75 cents out of acre 0.80 cents comprised in S.No.590/9 at No.116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the Registration district of Chennai North, Registration Sub District of Redhills, within the following boundaries:

North by -the land in S.Nos.590/7, 590/8 and the
 remaining land of acre 0.05 cents comprised
 in the same S.No. 590/9part.
 South by - the land in S.No.594
 East by - the land in S.No.590/10 part and on the
 West by -the land in S.No. 590/6A and 592.

SCHEDULE D (Property agreed to be sold to the 1st plaintiff)

All that piece and parcel of land measuring acre 0.78 1/2 cents in the middle out of acre 1.76 cents comprised in S.No.590/10, at No.116 Sholavaram village, Ponneri taluk, Thiruvallur district, within the Registration district of Chennai North, Registration Sub District of Redhills, within the following boundaries:

North by -the remaining land measuring acre 0.68 1/2
 cents comprised in the same S.No. 590/10part

and the land in S.No.576/1,

South by -the land in S.No.594 and 595

East by -the remaining land measuring acre 0.29 cents
comprised in the same S.No. 590/1 and on the

West by - the land in S.No.590/9 part

SCHEDULE OF COST

Petitioner side Costs		Respondent side Costs	
Stamp on Petition	Rs.25.00	5 th and 6 th Respondent Stamp on Vakalath	Rs.10.00
Stamp on Vakalath	Rs.10.00		
Total	Rs.35.00	Total	Rs.10.00

(Cost memo not filed. Hence, other cost not taxed.)

Given under my hand and seal of the court, this the 15th day of June 2026

**Principal District Judge,
Tiruvallur.**