

In the Court of the District Munsif, Sathankulam.

Present. Thiru.M.Siva Rajesh, B.B.A.,L.L.B.,

District Munsif Sathankulam.

Dated:- This the 13th day of February 2026, Friday.

I.A.No.5/2025

in

O.S.No.85/2024

Shunmugathai (Age 68),

W/o. Late.John Pandian,

residing at 2/1, Church Street,

Pannamparai,

Sathankulam Taluk, Thoothukudi District.

... Petitioner/Plaintiff

/VS/

1. Tamilnadu State represented by the District Collector,

Thoothukudi District, Korampallam, Thoothukudi.

2. The Block Development Officer, Sathankulam, Thoothukudi District.

... Respondents/Defendants

3. The President, Pannamparai Village Panchayat, Sathankulam – Taluk,

Thoothukudi – District.

4. Veldurai (Age 47),

S/o. Sankarapandi,

residing at 3/3, Matha Church Street,

Sathankulam, Sathankulam – Taluk, 628704.

5. Hebrew Benjamin (Age 53),

S/o. Iyyadurai,

residing at 4/45, North Street,

Nedunkulam, Sathankulam – Taluk, 628704.

6. Ponpandi (Age 43),

S/o.Sankarapandi,

residing at 60/48, Church Street,

Pannamparai, Sathankulam – Taluk, 628704.

7. Raja (Age 38),

S/o. Govarthannan,

residing at Plot No.29,

New Kammathi Amman Nagar,

Then Colony, Maangadu,

Kanchipuram 600122.

1. Raju (Age 60),

S/o. Sownthiraraj,

residing at 712, Thangammal Koil Street,

Keelanatham, Maravar Colony,

Tirunelveli – Pin 627353.

2. Protium Finance Limited through its branch manager,

and having its branch office at 991, 2nd Floor,

Castro Palace, South Bye Pass Road,

Near New Bus Stand,

Tirunelveli, Pin 627005.

... Respondents/Proposed Parties/

Proposed Defendant No. 8 & 9

Advocate for the Petitioner : Thiru.M.Preston

Advocate for the 1st to 3rd Respondents : Government Pleader

4th to 7th Respondents : Exparte

Advocate for the 8th Respondent: Thiru.E.Manikkaraja

Relief :-

This petition has been filed by the petitioner under Order 22 Rule 4 r/w sec 151 of the CPC, to implead the Proposed Parties as 8th and 9th defendant in the main suit.

2. Case of the Petitioner:-

2.1 The petitioner states that, during the pendency of the suit, the 7th defendant, Raja, executed a registered sale deed dated 22.01.2024 in favour of the 1st proposed party, Raju, in respect of the suit property. Subsequently, the said Raju created a mortgage over the suit property by executing a registered Memorandum of Deposit of Title Deeds dated 15.04.2025 in favour of Protium Finance Limited. It was further stated that he has now come to know about these encumbrances. Since Raju and Protium Finance Limited have acquired interest in the suit property, they are necessary and proper parties to the main suit for effective adjudication of the issues involved. Considering the plea, the petitioner prays to allow this petition.

3. Counter of 8th respondent :-

3.1 The 8th respondent denied the contention of the petitioner. The 8th respondent states that, the property described in the plaint, situated at Pannamparai Village, A.Pu. Survey No. 221/B, measuring an extent of 0.20.00 hectares, was purchased by the 7th defendant vide a registered sale deed document no : 2223/2022 dated 11.11.2022, registered on the file of the Sathankulam Sub-Registrar Office. Pursuant to the said purchase, a separate patta was issued in the name of the 7th defendant, bearing Patta No. 3004.

3.2 Thereafter, the 7th defendant, vide a registered sale deed dated 22.11.2024, sold the said property to the 8th respondent for valid consideration and also handed over possession. Thus, the 8th respondent is a bona fide purchaser for value. Subsequently, the 8th respondent mortgaged the property in favour of the 9th respondent. It was further stated that, neither the plaintiff/petitioner nor his predecessor-in-title has ever had any right, title, or interest in the suit schedule property. Considering the submission the 8th respondent prays for dismissal.

4. Analysis and findings of this court :-

4.1 Heard. Record Perused. It is admitted that during the pendency of the suit, the 7th respondent sold the suit property to the 8th respondent vide a registered sale deed, and thereafter the 8th respondent mortgaged the property in favour of the 9th respondent. Thus, the proposed parties have acquired an interest in the suit property. Any decision made in their absence would not be complete or effective. Their impleadment will enable this Court to effectively and finally adjudicate the dispute and will also avoid multiplicity of proceedings. No serious prejudice will be caused to the existing parties by allowing the petition.

Accordingly this petition was allowed. No costs.

Dictated to the Steno-Typist, typed by her, corrected, and pronounced by me in open court on this 13th day of February, 2026.

District Munsif,
Sathankulam

Petitioner side witness and documents -Nil

Respondents side witness and documents -Nil

District Munsif,
Sathankulam

District Munsif Court, Sathankulam, IA.No.5/2025 in O.S No.85/2024 Fair/Draft Order Dated : 13.02.2026
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