



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 24-03-2026

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CORAM

THE HONOURABLE MRS.JUSTICE T.V.THAMILSELVI

CRP No. 1561 of 2026

AND

CMP NO. 7364 OF 2026

1. Pushpavalli Suresh Babu
W/o Suresh Babhu, Res at 1A, First
Floor, Ishaan Towers, 343,
Lakshmanasami Salai, KK Nagar,
Chennai 600 078

Petitioner(s)

Vs

1. Pearl Beach Plot Owners Welfare
Association,
Reg No 122/2018, Rep by its Secretary,
No 120, Paramankeni Village, Cheyyur
Tk, Chengalpattu Dist 603305

2. Pearl Beach,
Rep. by its Proprietor, S.Mohamed
Aslam, No.71/35, Armenian Street, 4th
Floor, Parrys, Chennai 600001.

Respondent(s)

PRAYER

To set aside the order Passed in I.A.No.4 of 2024 in O.S.No.249 of 2024 dated 07.01.2026 on the file of Additional District Judge, Chengalpet.

For Petitioner(s): MR.AR.L.SUNDARESAN
 SENIOR COUNSEL FOR MR.A
 R.Balaji

For Respondent(s):



ORDER

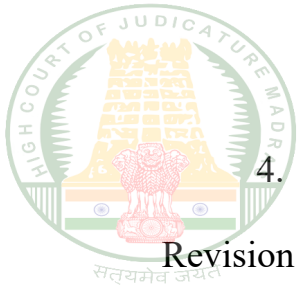
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Today, the matter is listed under the caption "for being mentioned" at the instance of the learned counsel for the petitioner(s).

2. It is brought to the notice of this Court that some error has been crept in paragraph No.1 of the order dated 23.03.2026. The said paragraph No. 1 is to be replaced as follows:

“The learned counsel for the petitioner submits that the 1st respondent has filed I.A No. 4 of 2024 in OS No. 249 of 2024 under Order 7 Rule 11(a) & d of CPC seeking to reject the plaint on the ground that suit is barred under Section 79 of RERA Act. However the Trial Court without considering the fact of the case dismissed the application. Challenging the same the petitioners filed this Civil Revision Petition.”

3. Registry is directed to incorporate the above paragraph No.1 in the order dated 23.03.2026, and issue fresh order copy to the parties forthwith.



4. In all other respects, the order dated 23.03.2026, in the above Civil

Revision Petition shall remain unaltered.

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24-03-2026

Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

rri

To,

1. The Additional District Judge, Chengalpet.



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For Petitioner(s): MR.AR.L.SUNDARESAN
SENIOR COUNSEL FOR MR.A
R.Balaji

For Respondent(s):

ORDER

The learned counsel for the petitioner submits that the petitioner has filed I.A No. 4 of 2024 in OS No. 249 of 2024 under Order 7 Rule 11(a) & d of CPC seeking to reject the plaint on the ground that suit is barred under Section 79 of RERA Act. However the Trial Court without considering the fact of the case dismissed the application. Challenging the same the petitioners filed this Civil Revision Petition.

2. Admit. Issue notice to the respondent returnable by 21.04.2026. Private notice is also permitted. Post the matter on 21.04.2026, till then, O.S.No.249 of 2024 pending on the file of Additional District Judge, Chengalpet, is ordered to be stayed.

23-03-2026

pbl

Index: Yes/No

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