



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 18-03-2026

CORAM

THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

OA No. 246 of 2026 & A.No.1405 of 2026

in

C.S.(Comm Div) No.87 of 2026

Rajah Holdings Represented by its Partner Mr
Venugopal S Raja
No. 69 THSS Road Kumbakonam 612 001
Also at
No.5, Rani Meyyammai Towers.
MRC Nagar
Chennai-600028

..Applicant(s)

Vs

1. M SRINIVASAN and 2 others

..Respondent(s)

PRAYER: Judge's summons filed under Order XIV Rule 8 of O.S.rules R/W Order XXXIX Rule 1 & 2 of the Code of Civil Procedure, 1908, praying to pass an order of interim injunction restraining all the Respondents, their men, agents or any person claiming through them, from alienating or encumbering the scheduled property pending disposal of the above suit.

For Applicant(s): Mr.Niranjan Rajagopalan

ORDER

The plaintiff had extended a loan to the first and second defendants. As security for the loan, the defendants executed a demand promissory note. In addition, the first defendant executed a simple mortgage deed in relation to the



two assets described in the schedule to the Judge's summons. The first defendant, however, is said to have failed to register the simple mortgage deed.

Therefore, upon reliably gathering that the first and second defendants intended to alienate the property, the plaintiff seeks interim relief.

2. On perusal of material documents, a strong *prima facie* case of indebtedness is made out. The deed of simple mortgage relates to the two properties forming the subject of this original application. The plaintiff has also filed the affidavit of M.Balakrishnan to substantiate the apprehension of alienation by the first and second defendants. The second item in the schedule is a property in Anna Nagar, Chennai of the extent of a little over 2 grounds. At this juncture, I am of the view that interim protection qua this property would sufficiently protect the plaintiff..

3. Considering the aforesaid, an order of ad interim injunction is granted restraining the first and second defendants from alienating, encumbering or otherwise dealing with the property described as item 2 in the schedule to the judge's summons until the next date of hearing. The applicant/plaintiff shall comply with Order XXXIX Rule 3 of the C.P.C.

4. Issue notice to the respondents returnable by 06.04.2026. Private notice is also permitted.

5. List the matter on 06.04.2026.

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18-03-2026



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SENTHILKUMAR RAMAMOORTHY, J.

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