



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 22-04-2026

CORAM

THE HON'BLE MRS.JUSTICE T.V.THAMILSELVI

CRP No. 2466 of 2026

WEB COPY

Likhitha Devireddy
D/o.D.Madhusudhana Reddy,
Rep by her Power Agent, D.Madhusudhana Reddy,
3097,
tower 3B, Prestige Bella Vista, Iyyappanthangal,
Chennai 600 056

..Petitioner(s)

Vs

1. STSK Prop Tech Private Limited
Director -Mr.Kattappa Sivakumar, AWIFIS
SPERO PRIMUS,
Primus Building Door No.SP.7A,
Guindy Industrial Estate, SIDCO,
Chennai 600 032
2. Kattappa Sivakumar
Director,
STSK Prop. Tech Pvt Ltd.,
AWIFIS SPERO PRIMUS,
Primus Building Door No.SP-7a,
Guindy Industrial Estate,
SIDCO,
Chennai 600 032.
3. Bincy Puzhaikkalpura Venugoapalan
Director,
STSK Prop. Tech Pvt Ltd.,
AWIFIS SPERO PRIMUS,
Primus Building Door No.SP-7a,
Guindy Industrial Estate,
SIDCO,
Chennai 600 032.
also at No.196/6/2, Lava Kusha Nagar,
Beratena Agrahara,
Housur Road,



Electronic City,
Bangalore.

4. S.T.Cleopatra
W/o.R.Srinivasan,
Flat No.6042 Prestige Bella Vista Apartment,
Mount Poonamalee Road,
Ayyappanthangal,
Kancheepuram Dist 600 056.
Presently at No.39/16 Mania Kollai Street,
Aminjikarai,
Chennai 600 029.

..Respondent(s)

PRAYER: Civil Revision Petition filed under Article 227 of Constitution of India, praying to set aside the order dated 18-12-2025 made in IA.No.2 of 2024 in OS.No.540 of 2023 by the Honble III Addl.Dist. and Sessions Court, Tiruvallur at Poonamallee.

For Petitioner(s):

MS.Shanmitha S

ORDER

Before the trial Court, the plaintiff filed an application seeking a direction to the defendants to deposit the rent during the pendency of the proceedings. However, the Court below dismissed the application, holding that the issue of tenancy could be decided only after a full-fledged trial. Aggrieved by the same, the present revision has been filed.

2. On a perusal of the written statement, it is seen that while some of the defendants claim the existence of a sub-lease arrangement, it is an admitted



position that all the defendants are in occupation of the suit property without paying any rent.

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3. The plaintiff has filed the application seeking an interim arrangement for deposit of rent, so as to safeguard his interest pending adjudication. It is also brought to notice that the fourth defendant, who claims the property, has removed her belongings from the scheduled property but has not formally handed over possession.

4. Further, there appears to be an inter se dispute between defendants 1 to 3, who are the original tenants, and the alleged sub-lessees regarding payment of rent. However, such disputes among the defendants cannot prejudice the rights of the plaintiff, who is entitled to receive rent for the use and occupation of the property.

5. In such circumstances, the trial Court erred in dismissing the application without granting appropriate interim relief. Accordingly, the order of the trial Court is liable to be set aside.

6. Admit the revision. Issue notice to all the respondents through Court and by post and to the counsel appearing before the lower Court.



T.V.THAMILSELVI, J.

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7. Post the matter on 09.06.2026 for the appearance of the parties.

22-04-2026

MPA

To

1. III Addl.Dist. and Sessions Court, Tiruvallur at Poonamallee.

2.STSK Prop Tech Private Limited

Director -Mr.Kattappa Sivakumar, AWIFIS SPERO PRIMUS,

Primus Building Door No.SP.7A,

Guindy Industrial Estate, SIDCO,

Chennai 600 032

3.Kattappa Sivakumar

Director,

STSK Prop. Tech Pvt Ltd.,

AWIFIS SPERO PRIMUS,

Primus Building Door No.SP-7a,

Guindy Industrial Estate,

SIDCO,

Chennai 600 032.

4. Bincy Puzhaikkalpura Venugoapalan

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