



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 22-04-2026

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THE HONOURABLE MRS.JUSTICE T.V.THAMILSELVI

**CRP No. 2313 of 2026
and CMP.No.9997 of 2026**

1. Rajesh Jain
Partner of Ridhisidhi Reality, No.3777,
5th Floor, Mint Street, Chennai 600 001
and another

2. Zawahir Azad
Partner of Ridhisidhi Reality, No.3777,
5th Floor, Mint Street, Chennai 600 001

Petitioner(s)

Vs

1. Gyanchand Kataria
Proprietor of Kataria Steels, Having
Office at, No.311, C North Wall Road,
Kondithope, Chennai-01

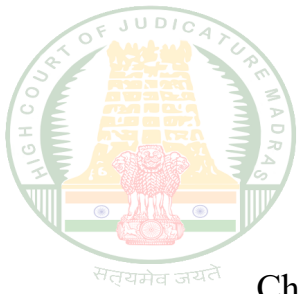
2.Raju Javani
No.14, Aryan Lane, Choolai,
Chennai-112.

3.S.Punniyakotti,
S/o. Late Seenan, No.28/18, Varathaiyer
Street, Seven Wells, Chennai-01.

Respondent(s)

For Petitioner(s): C.Umashankar
C.Krishna Karthi
E.Vignesh

For Respondent:



ORDER

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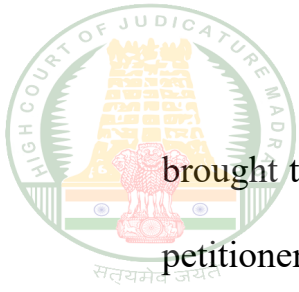
Challenging the plaint filed by the respondent in O.S. No. 4968 of 2025, the defendants 1 & 2 in the suit have filed the present revision seeking to strike off the plaint on the ground that the claim is baseless, vexatious, and founded on an illusory cause of action.

2. It is submitted that the property, measuring about 46,362 sq.ft. New door No.29, Old Door No. 17, VOC Salai, (Wall Tax Road), was purchased by the revision petitioners for valid consideration amounting to approximately Rs.40 crores. The purchase was made through a public auction conducted pursuant to Court proceedings, under the supervision of a retired Judge of this Court. Thereafter, the entire premises was vacated and vacant possession was handed over to the petitioners.

3. According to the petitioners, the 1st respondent/plaintiff is one among the encroachers who was occupying the property without any right. By suppressing all material facts, the 1st respondent has filed the present suit before the trial Court by producing only xerox copies of documents and has obtained an order of injunction as if he is in possession of the property.

4. On coming to know of the said proceedings, the petitioners have filed the present revision.

5. Records reveal that earlier there was a suit in O.S. No. 1242 of 1992, wherein the subject property was involved. The property was subsequently



brought to sale through a Court-appointed Commissioner, in which the revision petitioners were the successful bidder. As on date, the petitioners have paid approximately Rs. 41 crores and have acquired absolute title over the entire extent of about 46,000 sq.ft.

6. Despite having knowledge of the auction proceedings, the respondent, being an encroacher, has suppressed all facts and filed the present suit.

7. Admit. Issue notice to the respondent(s), returnable by 09.06.2026.

8. The entire proceedings in O.S. No. 4968 of 2025 on the file of the IV Assistant City Civil Court, Chennai, are stayed until 09.06.2026.

9. Post the case on 09.06.2026.

22-04-2026

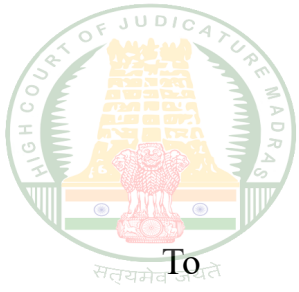
Index: Yes/No

Speaking/Non-speaking order

Internet: Yes

Neutral Citation: Yes/No

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To

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S/o. Late Seenan, No.28/18, Varathaiyer
Street, Seven Wells, Chennai-01.
4. The IV Assistant Judge, City Civil
Court, Chennai.



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