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CRP No. 3547 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 13-03-2026

CORAM

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

CRP No. 3547 of 2025

AND

CMP NO. 19144 OF 2025,CMP NO. 19156 OF 2025,CRP NO. 3558 OF 2025,CRP NO. 3550 OF 2025,CMP NO. 19162 OF 2025,CMP NO. 19147 OF 2025,CRP NO. 3554 OF 2025

Devi,
No.29, Ammaiyappan Street, Royapettah,
Chennai - 600 014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande,
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana - 500 049.
2. S.Mohammed Ismail,
Nos.80-81, Ground Floor, M.K.N.Road,
Guindy, Chennai -600 032.
3. P.G.Janarthanan,
No.225, 4F, Yadhval Street, Mount Apartment,
Adambakkam, Chennai - 600 088.
4. P.G.Venkataraman,
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 600 016.
5. Alamelu,
W/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 600 026.
6. Gayathri,
D/o. Late Shri P.G. Narasimman, No.34/63,



Azagar Perumal Koil Street, Vadapalani,
Chennai -600 026.

7. Geetha,
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 600 026.

..Respondent(s)

CMP No. 19144 of 2025

Devi,
No.29, Ammaiyappan Street, Royapettah, Chennai
- 600 014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande,
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana - 500 049.
2. S.Mohammed Ismail,
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Guindy, Chennai -600 032.
3. P.G.Janarthanan,
No.225, 4F, Yadhval Street, Mount Apartment,
Adambakkam, Chennai - 600 088.
4. P.G.Venkataraman,
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 600 016.
5. Alamelu,
W/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 600 026.
6. Gayathri,
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai -600 026.



7. Geetha,
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 600 026.

..Respondent(s)

CMP No. 19156 of 2025

Devi
No.29, Ammaiappan Street, Royapettah, Chennai
- 014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana - 049.
2. P. Saravanan
Nos. 80-81, Ground Floor, M.K.N Road,
Guindy, Chennai - 032.
3. P.G. Janarthanan
No.225, 4F, Yadhval Street, Mount Apartment,
Adambakkam, Chennai - 088.
4. P.G. Venkataraman
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 016.
5. Alamelu
W/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.
6. Gayathri
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.
7. Geetha



D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

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..Respondent(s)

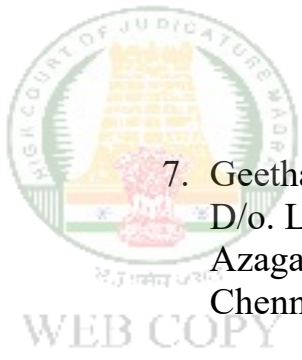
CRP No. 3558 of 2025

Devi
No.29, Ammaiyappan Street, Royapettah, Chennai
014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana 500 049.
2. M.C. George
No.80-81, Ground Floor, M.K.N Road, Guindy,
Chennai 032.
3. P.G. Janarthanan
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
4. P.G. Venkataraman
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 016.
5. Alamelu
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
6. Gayathri
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.



7. Geetha
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

..Respondent(s)

CRP No. 3550 of 2025

Devi
No.29, Ammaiyappan Street, Royapettah, Chennai
- 014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana - 049.
2. M.Prabhu
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
3. P.G. Janarthanan
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
4. P.G. Venkataraman
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 016.
5. Alamelu
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
6. Gayathri
D/o. Late Shri P.G. Narasimman, No.34/63,



Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

7. Geetha

D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

..Respondent(s)

CMP No. 19162 of 2025

Devi

No.29, Ammaiyappan Street, Royapettah, Chennai
014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana 500 049.
2. M.C. George
No.80-81, Ground Floor, M.K.N Road, Guindy,
Chennai 032.
3. P.G. Janarthanan
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
4. P.G. Venkataraman
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 016.
5. Alamelu
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
6. Gayathri



D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

7. Geetha

D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

..Respondent(s)

CMP No. 19147 of 2025

Devi

No.29, Ammaiappan Street, Royapettah, Chennai
- 014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande
W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana - 049.
2. M.Prabhu
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
3. P.G. Janarthanan
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,
Mettur Taluk, Salem District.
4. P.G. Venkataraman
No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 016.
5. Alamelu
S/o. Ravi,
No.4-191, Seikkaraipityan valavu,
Kuppampatti, Surappalli, Jalakandapuram,



Mettur Taluk, Salem District.

6. Gayathri

D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

7. Geetha

D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

..Respondent(s)

CRP No. 3554 of 2025

Devi

No.29, Ammaiappan Street, Royapettah, Chennai
- 014.

..Petitioner(s)

Vs

1. Kasthuri Kailash Pande

W/o. Kailash Pande, Flat No.G-2, Platinum
Pride Apartment, Street No.28, HMT
Swarnapuri Colony, Miyapur, Hyderabad,
Telangana - 049.

2. P. Saravanan

Nos. 80-81, Ground Floor, M.K.N Road,
Guindy, Chennai - 032.

3. P.G. Janarthanan

No.225, 4F, Yadhval Street, Mount Apartment,
Adambakkam, Chennai - 088.

4. P.G. Venkataraman

No.17/13, Karpagavinayagar Koil Street,
Alandur, Chennai - 016.

5. Alamelu

W/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.



6. Gayathri
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

7. Geetha
D/o. Late Shri P.G. Narasimman, No.34/63,
Azagar Perumal Koil Street, Vadapalani,
Chennai - 026.

..Respondent(s)

CRP No. 3547 of 2025

To set aside the Fair and Decretal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.662 of 2022 (pending on the file of XV Court of Small Causes, Chennai), and thus render justice.

CMP No. 19144 of 2025

To stay the operation and effect of the Fair and Decretal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.662 of 2022 (pending on the file of XV Court of Small Causes, Chennai), pending the final disposal of the captioned Revision Petition.

CMP No. 19156 of 2025

To stay the operation and effect of the Fair and Decretal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.664 of 2022 (pending on the file of XV Court of Small Causes, Chennai), pending the final disposal of the captioned Revision Petition.

CRP No. 3558 of 2025

To set aside the fair and decretal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.661 of 2022 (pending on the file of XV Court of Small Causes, Chennai),

CRP No. 3550 of 2025

To set aside the Fair and Decretal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.663 of 2022 (pending on the file of XV



Court of Small Causes, Chennai), and thus render justice

CMP No. 19162 of 2025

To stay the operation and effect of the fair and decreetal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.661 of 2022 (pending on the file of XV Court of Small Causes, Chennai), pending disposal of the above CRP.

CMP No. 19147 of 2025

To stay the operation and effect of the Fair and Decreeal order dated 27.03.2025 passed in M.P.No.1 of 2023 in R.L.T.O.P.No.663 of 2022 (pending on the file of XV Court of Small Causes, Chennai), pending the final disposal of the captioned Revision Petition.

CRP No. 3554 of 2025

To set aside the fair and Decreeal order dated 27.03.2025 passed in MP No.1 of 2023 in RLTOP No.664 of 2022 (pending on the file of XV Court of Small Causes, Chennai) .

CRP No. 3547 of 2025

For Petitioner(s): Mr.R.Pravesh
For M/s.P.B.Ramanujam Associates

For Respondent(s): Mr.C.Umashankar For R1

COMMON ORDER

Challenging the impugned Orders passed by the learned Rent Controller in M.P.Nos.1, 1, 1, 1 of 2023 in RLTOP.Nos.662, 663, 664, and 661 of 2022, the present Civil Revision Petitions have been preferred by the petitioner.



2. Before the Rent Controller the first respondent had filed petitions to direct the second respondents therein to quit and deliver vacant possession of the schedule premises under their occupation. Pending the said petitions, the first respondent filed a petition to implead him and the respondents 3 to 7 in all the RLTOP Petitions. The revision petitioner raised objections in the said petitions. However, the Rent Controller has allowed the petitions. Aggrieved over the same, these revisions have been filed by the petitioner.

3. The learned counsel appearing for the petitioner would submit that the impugned Order is not a speaking Order and no reason has been assigned for holding that the proposed parties are necessary party to the proceedings. The revision petitioner is the only legal heir to her father P.G.Sathyanarayanan and held a valid legal heirship certificate to that effect and the proposed parties are not legal heirs of P.G.Sathyanarayanan. Therefore the petitioner alone is entitled to claim right in respect of the property belonging to the said P.G.Sathyanarayanan. Without any documents, the proposed parties want to implead themselves in the Rent Control proceedings. Hence, it is submitted that the Order impugned needs interference.

4. A perusal of records reveal that civil dispute is pending between the parties. According to the proposed parties, the said P.G.Sathyanarayanan was not married and the proposed parties being the brothers and sisters of the said



P.G.Sathyanarayanan are his legal heirs, but tenant disputed the legal heirship of deceased as he has no locus standi. Considering the fact that the proposed parties are also legal heirs of the said P.G.Sathyanarayan, and the rent Court, relying on the judgment of this Court in Naresh Ratiwal Vs. N.Anantha Ready in Civil Revision Petition No.2870 of 2010 has allowed the petitions filed by the proposed parties, which needs no interference.

5. Accordingly these Civil Revision Petitions are dismissed. No costs. Consequently, connected miscellaneous petitions are closed.

13-03-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

vrc

The XV Judge, [Full Additional Charge]
Court of Small Causes, Chennai.



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CRP No. 3547 of 2



T.V.THAMILSELVI J.

VRC

**CRP No. 3547 of 2025
AND
CMP NO. 19144 OF 2025, CMP NO. 19156 OF 2025, CRP NO. 3558 OF
2025, CRP NO. 3550 OF 2025, CMP NO. 19162 OF 2025, CMP NO. 19147
OF 2025, CRP NO. 3554 OF 2025**

13-03-2026