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CRP.No.2560 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 28.08.2025

CORAM :

THE HONOURABLE MR. JUSTICE P.B. BALAJI

CRP.No.2560 of 2025
and
CMP.No.14581 of 2025

1. J.Rangarajan
2. Padmapriya Rangarajan ...Petitioners

Vs.

S.G.Ramesh Kumar ...Respondent

Civil Revision Petition filed under Article 227 of Constitution of India, to call for the records in I.A.No.5 of 2025 in O.S.No.2572 of 2025 on the file of the learned IV Additional City Civil Court, Chennai and set aside the same.

For Petitioners : Mr.P.Mohan Kumar
for Mr.A.Arvind Athithan

For Respondent : Mr.S.K.Srinivasan



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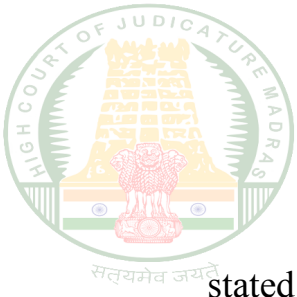
ORDER

In furtherance of the order dated 22.08.2025, the revision petitioners have filed an affidavit dated 26.08.2025, where the petitioners have stated that the guideline value of the subject property is Rs.89,10,000/- (Rupees Eighty Nine Lakhs and Ten Thousand Only) and the market value is not less than Rs.1.3 Crores.

2. The learned counsel for the respondent is satisfied with the said affidavit of undertaking by the revision petitioners, that they will not alienate the property by way of sale, mortgage or encumbrance in any manner and also not create any third party rights pending the suit. The relevant paragraph is extracted hereunder for easy reference:

“7. It is most humbly submitted that we undertake before this Hon'ble Court that the said property shall not, until the disposal of O.S.No.2572 of 2025, be sold, transferred, alienated, mortgaged, or encumbered in any manner, nor shall any third-party rights be created therein, during the pendency of the suit before the Trial Court, except with prior leave of the Learned Trial Court.”

3. Mr.S.K.Srinivasan, learned counsel for the respondent, brings to my notice that though the petitioners in para no.4 of the affidavit, have



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stated that the market value of the subject property is not less than Rs.1.3 Crores, in the schedule of the property, at page No.5, it is mentioned that the market value of the property is Rs.89,10,000/-.

4. Mr.P.Mohan Kumar, learned counsel for the petitioners would however state that it only a reproduction of the schedule from the registered document, which requires the parties to disclose the market value at the time of registration. Therefore, he submitted that the value mentioned in the schedule of the property as the market value is only the guideline value, and the same is clarified. The affidavit of undertaking dated 26.08.2025 is recorded.

5. At this juncture, the learned counsel for the petitioners state that they have taken out an application, seeking leave to defend the suit, since the suit has been filed as under Chapter Suit and he would also state that the Court trying the suit presently, does not have jurisdiction. It is always open to the petitioners to raise all their objections, including the maintainability of the suit before the trial Court. However, It is made clear that the undertaking shall continue till the disposal of the suit.



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6. With the aforesaid observations, this Civil Revision Petition stands disposed of. No costs. Consequently, the connected Miscellaneous petition is closed.

28.08.2025

jd

Index : Yes / No
Speaking order : Yes / No
NCC : Yes / No

To

The IV Additional City Civil Court,
Chennai.

P.B. BALAJI, J.



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