



WEB COPY

A No. 4866 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 17-03-2026**

CORAM

**THE HON'BLE DR.JUSTICE A.D.MARIA CLETE**

**A No. 4866 of 2025**

**IN**

**CS NO. 115 OF 2025**

Mr. K.S. Ganesh Rao  
Aged about 53 years,  
S/o.K.R.Sathyanarayana Rao,  
Old.No.47, New No.44, Flat No.F3, 1st Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001

..Applicant(s)

Vs

1. Mrs. B. Lakshmi Bai and 4 others  
Aged about 54 years,  
D/o.K.R.Sathyanarayana Rao,  
No.6/13, Vandalur Ranga Pillai Street,  
Sowcarpet, Chennai-600001
2. K.S.Panduranga Rao  
Aged about 51 years,  
S/o.K.R.Sathyanarayana Rao,  
Old.No.79, New No.44, Flat No.S3, 2nd Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001
3. K.S.Peethmabar Rao  
Aged about 50 years,  
S/o.K.R.Sathyanarayana Rao,  
Old.No.79, New No.44, Flat No.S2, 2nd Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001
4. K.C.Latha Bai  
Aged about 52 years,  
W/o.Late.K.S.Chandrasekar Rao,  
Old.No.79, New No.44, Flat No.F2, 1st Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001
5. K.C.Jai Kishan  
Aged about 25 years,  
S/o.Late.K.S.Chandrasekar Rao,



WEB COPY

A No. 4866 of 2



Old.No.79, New No.44, Flat No.F2, 1st Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001

..Respondent(s)

**CS No. 115 of 2025**

Mr. K.S. Ganesh Rao  
Aged about 53 years, S/o.K.R.Sathyanarayana  
Rao, Old.No.47, New No.44, Flat No.F3, 1st Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001

Appellant(s)

Vs

1. Mrs. B. Lakshmi Bai and 4 others  
Aged about 54 years, D/o.K.R.Sathyanarayana  
Rao, No.6/13, Vandalur Ranga Pillai Street,  
Sowcarpet, Chennai-600001
2. K.S.Panduranga Rao  
Aged about 51 years,  
S/o.K.R.Sathyanarayana Rao,  
Old.No.79, New No.44, Flat No.S3, 2nd Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001
3. K.S.Peethmabar Rao  
Aged about 50 years,  
S/o.K.R.Sathyanarayana Rao,  
Old.No.79, New No.44, Flat No.S2, 2nd Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001
4. K.C.Latha Bai  
Aged about 52 years,  
W/o.Late.K.S.Chandrasekar Rao,  
Old.No.79, New No.44, Flat No.F2, 1st Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001
5. K.C.Jai Kishan  
Aged about 25 years,  
S/o.Late.K.S.Chandrasekar Rao,  
Old.No.79, New No.44, Flat No.F2, 1st Floor,  
Thirupalli Street, Sowcarpet, Chennai-600001

Respondent(s)



WEB COPY

**A No. 4866 of 2025**

To transfer the suit in O.S.No.6246 of 2024, on the file of the XVII Additional City Civil Court at Chennai to the file of this Honble Court and to be tried jointly with the present suit.

**CS No. 115 of 2025**

a) A preliminary decree declaring that the Plaintiff is entitled to 1/5th share in the Suit Property as detailed in the Schedule A to D b) to declare the settlement Deed dated 04/09/2019 alleged to have been executed by their mother late K.S.Shyamala, in favour of the 2nd, 3rd and Deceased K.S.Chandrasekara Rao and registered as Document No.883 of 2019, in the office of the Sub-Registrar, Sowcarpet, Chennai as null and void, c) to pass a final decree on application in terms of the preliminary decree and to appoint an advocate commissioner to suggest suitable and equitable partition of the property by meets and bounds, and to pass a final decree directing partition of the Plaintiffs 1/5 th share in the suit property and to allot 1/5th share to the plaintiff with respect to Schedule A to D

For Applicant(s): Mr.N.Kishore Kumar

For R2 & R3 Mr.R.Krishnaswamy

For R4 & R5 Mr.C.R.Malarvannan



WEB COPY

Heard.

**ORDER**

2. This application has been filed seeking withdrawal of O.S.No.6246 of 2024 from the file of the learned XVII Additional City Civil Court, Chennai, and transfer of the same to the file of this Court to be tried jointly along with C.S.No.115 of 2025. The applicant states that the parties in both proceedings are members of the same family and that the issues arising in both matters are interconnected, particularly in relation to the suit property and the rival claims founded on the settlement deed dated 04.09.2019.

3. It is seen from the affidavit filed in support of the application that the present suit in C.S.No.115 of 2025 is one for partition and other consequential reliefs, and that O.S.No.6246 of 2024 is a suit instituted by some of the respondents in respect of the same property seeking recovery of possession, damages and injunction. The applicant has specifically pleaded that a joint trial would avoid conflicting findings and would also serve the ends of justice.

4. When the matter is taken up for hearing, the respondents have endorsed no objection for allowing this application.



5. Considering the nature of the dispute, the identity of parties, the overlap in the subject matter and the issues arising for consideration in both suits, and in view of the endorsement made by the respondents expressing no objection, this Court is of the view that the application deserves to be allowed.

6. Accordingly, this application is allowed and O.S.No.6246 of 2024 on the file of the learned XVII Additional City Civil Court, Chennai, is withdrawn and transferred to the file of this Court, to be tried along with C.S.No.115 of 2025.

7. The Registry is directed to take appropriate steps for calling for the records from the learned XVII Additional City Civil Court, Chennai. No costs.

**17-03-2026**

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

MFA



WEB COPY

A No. 4866 of 2



**DR.A.D.MARIA CLETE, J.**

**MFA**

**A No. 4866 of 2025  
IN  
CS NO. 115 OF 2025**

**17-03-2026**