Order QR

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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 23-10-2026

CORAM

THE HON'BLE MR.JUSTICE N.SENTHILKUMAR

CMP No. 29224 of 2026
in
CRP No.6653 of 2026

Madhav Pipes and Tubes Private Limited
Rep. by its Director Hemant Khandelwal,
SR No.307/2B, Basin Road,
Tiruvottiyur, Chennai 600 019.

..Appellant(s)

Vs

1. The Estate Officer,
   Southern Railway, Chennai Division,
   Divisional Railway Managers Office,
   Park Town, Chennai 600 003.

2. Union of India
   Rep. By The Divisional Railway Manager.
   Southern Railway, Chennai Division
   Park Town, Chennai 600 003.

3. Kavitha Gupta
4. Sarika Gupta
5. B.G.Gupta

..Respondent(s)

Petition filed under Section 148 of CPC to extend the status quo as on 14.10.2026 directed by order of this court in CRP No.6653 of 2026 in respect of the petitioner's premises at Basin Road, Tiruvottiyur, Chennai 600 019 and the ingress to and egress from them, till the Principal District and Sessions Court, Tiruvallur decides the petition for stay in CMA Sr.No.2627 of 2026 or for such period as this Hon'ble Court may fix.

For Appellant(s): Mr.K.Elango for
Ms.S.P.Arthi

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ORDER

The present petition has been filed seeking to extend the status quo as on 14.10.2026 directed by order of this court in CRP No.6653 of 2026 in respect of the petitioner's premises at Basin Road, Tiruvottiyur, Chennai 600 019 and the ingress to and egress from them, till the Principal District and Sessions Court, Tiruvallur decides the petition for stay in CMA Sr.No.2627 of 2026 or for such period as this Hon'ble Court may fix.

2. The matter pertains to the legal confrontation of the petitioner as against the eviction of the premises in their occupation. Admittedly, as a legal remedy, the petitioner had sought to file an appeal against the proceedings initiated against them and rejection of their appeal at SR stage, the petitioner had filed the above civil revision petition.

3. By order dated 14.10.2026 in C.R.P.No.6653 of 2026, this court has passed the following order:-

> *"7. Accordingly, the above civil revision petition is allowed and the impugned refusal of CMA.SR.No.2627 of 2026 dated 15.9.2026 on the file of the Principal District & Sessions Court, Tiruvallur is set aside. There shall be a direction to the Court below to number the appeal along with the interlocutory applications filed by the petitioner and deal with same on their own merits and in accordance with law. The petitioner shall represent the papers along with a copy of this order, on 15.10.2026. Status quo as on date shall be maintained till 26.10.2026 and thereafter, the Court below shall*

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independently deal with the interlocutory applications filed by the petitioner. Consequently, the connected CMP is closed."

4. Mr.K.Elango, learned counsel for the petitioner appearing through VC submits that the interim protection by way of status quo granted by this court in the civil revision petition, while directing the court below to take up the appeal, is expiring by 26.10.2026 and therefore, it requires to be extended and there would be no impediment if it is extended, rather, the appeal would become infructuous if the order of status quo is not extended.

5. Considering the genuineness and contingency in the plea of the petitioner, while dispensing with the notice to the respondents, the status quo granted by this court is extended by another three weeks from today. Needless to say that the court below shall take up the appeal by numbering it and consider the interim relief sought therein in the meanwhile.

6. The present petition is ordered accordingly. No costs.

23-10-2026

ssk/uma

Note to office: Issue today

To

1. The Estate Officer,
   Southern Railway, Chennai Division,
   Divisional Railway Managers Office,
   Park Town, Chennai 600 003.

2. Union of India
   Rep. By The Divisional Railway Manager.
   Southern Railway, Chennai Division
   Park Town, Chennai 600 003.

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N.SENTHILKUMAR, J.

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