C.O.S. S.R NO. 1250 OF 2026

Date: 05.10.2026

Heard the counsel for plaintiff.

The plaintiff has filed this suit seeking for relief of permanent injunction restraining the defendant from interfering into the plaintiff's peaceful possession of suit property, for declaration that the plaintiff is entitled to renewal of lease and for declaration that termination notice issued by defendants on 16.09.2026 is null and void.

(a) The plaintiff has valued the relief at Rs.7,000/. Commercial Court cannot entertain a suit of specified value of less than Rs.3,00,000/-.

(b) When there is no specific term of further lease in clause 9 of lease deed dated 11.12.2023, how the plaintiff is entitled to relief (b).

(c) The defendants has issued a notice dated 16.09.2026 terminating the lease agreement by setting out violation of certain conditions of lease agreement. The defendant has lawfully and legally approached the plaintiff for eviction of plaintiff from the suit property. There is no urgent and imminent interim relief found in the plaint allegations. The plaintiff shall comply with Section 12A of Commercial Courts Act. Plaint is returned.

GANAPATHI SAMY

Digitally signed by GANAPATHI SAMY
Date: 2026.10.05 16:48:50 +0530

Principal Judge
Principal Commercial Court,
Egmore, Chennai – 8.