

IN THE COURT OF PRINCIPAL DISTRICT JUDGE, AT TIRUVALLUR

**Present:- Tmt. J. JULIET PUSHPA, B.Sc., M.L.,
Principal District Judge, Tiruvallur.**

Friday, the 7th day of February 2025

Trust O.P. No.378/2022

(CNR.No.TNTR010058812022)

In the matter of Bethel Christian Brethren Church Trust
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Bethel Christian Brethren Church Trust, Represented by its Author and Founder and its Managing Trust M.Mohan, S/o.M.S.Mahalingam, Christian, aged 70 years, having the registered office at No.45/23, Jeeva Nagar Main Road, New Washermenpet, Chennai-600081.

.....Petitioner

//Versus//

NIL

....Respondent

This petition filed under section 34 of the Charitable and Religious Trust Act, 1920 seeking permission to the petitioner trust to sell the petition schedule property to the agreement holder for administration of the sale proceeds by using it for the activities of the Trust.

The Court Fee of Rs.100/- was paid under Article 11 and Schedule II of the Tamil Nadu Court Fees and Suit Valuation Act.

This Petition was Presented before this Court on 15.09.2022

This petition coming for final hearing on 29.01.2025 in the presence of M/s.B.Selvamurugan, S.Krishnaa, A.S.Shankar, S.Mohanakrishnan, V.B.Premalatha, C.S.Rajalakshmi learned counsel for petitioner, Paper Publication and General Publication effected, No objectors, upon perusing the arguments of the petitioner's side and upon perusing the entire case records, this court doth and decreetal order as follows:-

DECREETAL ORDER

1. that the petition be and the same is hereby allowed.
2. that the Petitioner's Trust is hereby permitted to sell the petition mentioned properties for a price not less than the market value or guideline value of the property.
3. that the Petitioner's Trust is hereby directed to submit a letter of undertaking, so as to utilized the sale proceeds only for the welfare of the Trust and to perform objects of the Trust.
4. that the Trustee shall submit a Copy of Accounts of the Trust once in Six months to this court for showing effective utilization of sale proceeds for the welfare of the Trust.
5. that the Petitioner's Trust is hereby directed to produce the copy of the Sale Deed towards sale of petition schedule property within 15 days from the date of Registration of the sale deed.
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6. that there is no order as to cost.

SCHEDULE OF PROPERTY

All that piece and parcel of vacant land bearing Plot No.83, measuring an extent of 1200 Sq.ft., Comprised in S.No.421 & 426 Part, Ward D, Block 8, T.S.No.35/24 as per Town Survey Field Register Extract, Thiruvottiyor Village, Radhakrishnan Avenue 6th Street, Thiruvottiyur Taluk, Tiruallur District, bounded on the

North by : Plot No.70

South by : 20 Feet wide road

East by : Plot No.82

West by : Plot No.84

Measuring

Northern side – 30 Feet

Southern side – 30 Feet

Eastern side – 40 feet

Western side - 40 feet

Within the Registration District of North Chennai and Registration Sub District of Thiruvallur.

SCHEDULE OF COST

Sl.No.	Petitioner side Costs		Respondent side costs
1.	Stamp on Petition	Rs. 100.00	--
2.	Stamp on Vakalath	Rs. 10.00	--
Total		Rs.110.00	--

(Cost memo not filed. Hence by both sides cost not certified.)

Given under my hand and seal of the court, this the 07th day of February 2025.

Sd/- J. Juliet Pushpa
Principal District Judge,
Tiruvallur