

**IN THE COURT OF JUDGE, COMMERCIAL COURT
(DISTRICT JUDGE CADRE), COIMBATORE**

Present: **Thiru. K.Hariharan, M.L.,**
Judge,
Commercial Court (District Judge Cadre),
Coimbatore

Friday, the 27th day of March 2026

C.O.S. No.31 of 2025

[CNR No.TNCB22-000065-2025]

M/s Arav Trading Corporation, Represented by its Partner Mr.S.David Raja Christoper, having its Registered Office at No.89/86, Sri Renga Vilasam, Ground Floor, RK Mills, B Colony, Peelamedu Pudur, Coimbatore - 641 004.

... Plaintiff

// Vs //

1. Mr. Krishnan, Director of M/s Sree Mangalambigai Cotton Mills Pvt Ltd., having registered office at No.76/75, Trichy Main Road, Seelanaickenpatti, Salem.

2. Mr. Viswanathan Krishnan, Director of M/s Sree Mangalambigai Cotton Mills Pvt Ltd., having registered office at No.76/75, Trichy Main Road, Seelanaickenpatti, Salem.

3. Mrs. Krishnan Kalarani, Director of M/s Sree Mangalambigai Cotton Mills Pvt Ltd., having registered office at No.76/75, Trichy Main Road, Seelanaickenpatti, Salem.

4. M/s. Sree Mangalambigai Cotton Mills Pvt Ltd., Represented by its Managing Director, having registered office at No.76/75, Trichy Main Road, Seelanaickenpatti, Salem.

.... Defendants

[The defendants 1 and 2 are the same persons. The 4th defendant has impladed in this suit as per order dated 18.10.2025 passed in I.A.No.6 of 2025]

The suit has been filed by the plaintiff for the relief seeking to direct the defendants to pay a sum of **Rs.45,08,015/-** along with interest at the rate of **10.08%** per annum with monthly rests from the date of suit till the date of realization along with cost and also by creating charge over the suit schedule mentioned property for the above said sum of Rs.45,08,015/-.

Date of the suit : 03.07.2025

[Date of Registration : 17.07.2025]

Cause of action arose on : 04.05.2024 to 10.06.2025 and all the transactions are within the territorial jurisdiction of this Court.

The value of the suit for the purpose of Court Fees and Jurisdiction is **Rs.45,08,015/-** and a Court Fee of **Rs.1,35,241/-** is paid under Section 22 of the Tamil Nadu Court fees and Suits Valuation Act, 1955.

DETAILS OF VALUATION

Outstanding amount is	-	Rs.42,98,170/-
18% interest for the period from 03.03.2025 to 10.06.2025	-	<u>Rs. 2,09,845/-</u>
Total Outstanding as on 10.06.2025	-	Rs.45,08,015/-
Court Fee paid u/s 22 of TNCF & SV Act	-	Rs. 1,35,241/-

This suit came up for final hearing before me on 19.02.2026 in the presence of **Mr.S.Karuppuswamy, Advocates** for the plaintiff and **Mr.D.M.Senthil Kumar, Advocate** for the defendants and upon perusing the records and mediation Report and hearing arguments on both sides and having stood over for consideration till this date, this Court **doth order** and **Compromise Decree** as follows:-

- (1) that the suit be and the same is hereby decreed as per the terms of Settlement Agreement entered between the parties on 17.03.2026 in the Mediation;**
- (2) that the Settlement Agreement dated 17.03.2026 shall be form part of the decree;**
- (3) that the suit proceeding be and the same is hereby closed, since there is no other issues left to be decided in this suit;**
- (4) that the parties are hereby directed to bear their own costs;**
- (5) that the plaintiff be and is hereby entitled for refund of Court Fee as per Rules.**

MEMO OF COST

- Nil -

SCHEDULE OF PROPERTY

ITEM No. I

Salem Registration District, Dadagapatti Sub Registration District, Salem Taluk, Seelanaiyakkanpatty Village, in Jamin Survey No.95 for an extent of 8.66 acres in this as per Re-survey & Settlement Survey No.95/5 an extent of 1.75 acres Ward - X, Block - 23, T.S. No.93/1 within the following boundaries and measurements :

On the North by	-	Land of Mr.M.P.Sami @ M.Periyannan Land
On the South by	-	Nilavarapatti Village Limit
On the East by	-	Iteri Road & Sold land by Subramanian
On the West by	-	Land of Samiappan

Boundaries for an extent of 1.75 acres in T.S.No.95/5.

ITEM No. II

Salem Registration District, Dadagapatti Sub Registration District, Salem Taluk, Seelanaiyakkanpatty Village, in Jamin Survey No.95 for an extent of 8.66 acres in this as per Re-survey & Settlement Survey No.95/3 an extent of 2.92 acres in this as per sub division survey No.95/3-B for an extent of 37.54 cents of land with building in Ward - X, Block - 23, T.S. No.93/1 within the following boundaries and measurements :

- On the North by - Remaining land of Smt.Sivagami,
- On the South by - M/s. Sree Mangalambigai Cotton Mills Pvt. Ltd.,
- On the East by - 6 feet wide pathway
- On the West by - Land sold by M.P.Sami

Boundaries for an extent of 37.54 cents of land with building in T.S.No.95/3-B.

ITEM No. III

Salem Registration District, Dadagapatti Sub Registration District, Salem Taluk, Seelanaiyakkanpatty Village, in Jamin Survey No.95 for an extent of 8.66 acres in this as per Re-survey & Settlement Survey No.95/3 an extent of 2.92 acres in this as per sub division survey No.95/3B in this part extent of 1677 Sq. feet as 1st Thakku and 85 Sq. feet as 2nd Thakku in total 1762 Sq. feet of vacant land, in Ward - X, Block - 23, T.S. No.93/1 within the following boundaries and measurements :

- On the North by - Remaining land of Venkatachalapathy
- On the South by - Mill
- On the East by - 6 feet wide pathway
- On the West by - Land sold by M.P. Sami

Boundaries for an extent of $1677 + 85 = 1762$ Sq. feet.

Measurement for 1677 Sq. Feet,

East - West on the North	-	176 1/2 feet
East - West on the South	-	180 1/2 feet
North - South on the East	-	0 feet
North - South on the West	-	19 feet

Measurement for 85 Sq. Feet,

East - West on the North	-	19 feet
East - West on the South	-	0 feet
North - South on the East	-	19 feet
North - South on the West	-	21 feet

The above mentioned schedule properties are possessed by the defendants vide Doc. No.3186 / 1979 dated 12.09.1979 and Doc. No.5643 / 2018 dated 04.10.2018, Doc. No.170 / 2013 dated 10.01.2013 and currently the title deeds are mortgaged with the Axis Bank Ltd., Wholesale Branch, Salem vide Doc. No.1958 / 2024 registered before the Sub Registrar of Dadagapatti.

Given under my hand and the Seal of this Court this the 27th day of March 2026.

sd / Tr. K.Hariharan, M.L.,
Judge,
Commercial Court,
(District Judge Cadre)
Coimbatore