

In the Court of the District and Sessions Judge, District and Sessions Court
No.II, Kancheepuram

OS. No. 80/2017

Tmt. Shanthi and 5 others

.... Plaintiffs.

/Vs/

D. Thangammal and 48 others

.... Defendants.

Valuation Slip

1.	Nature of the suit	Suit for Partition and Declaration
2.	Sec. and Sub sections of the Act	Sec. 37(2) and 25(d) of TNCF & SV Act.
3.	Annual rent or kist payable	Nil
4.	Market value of Property	Rs. 2,27,67,500/-
5.	Plaintiffs 1/4th share	Rs. 56,91,875/-
6.	CF paid u/s. 37(2) of TNCF Act Declaration of sale deeds (20) null and void claims CF paid u/s. 25(d) of TNCF Act Total Value Total CF paid u/s. 37(2) and 25(d) of TNCF Act	Rs. 5,000/- Rs. 1,00,000/- Rs. 3,000/- Rs. 57,91,875/- Rs. 5,000/- + Rs. 3,000/- = Total Rs. 8,000/-

Sd/- xxxxxx
Advocate for Plaintiff

Sd/- xxxxxxxx
Plaintiff.

/True Copy /By Order/

XXXXXX
Sheristadar,
District Court No.II,
Kancheepuram.

In the Court of the District and Sessions Judge, District and Sessions Court
No.II, Kancheepuram.

Present: J. CHANDRAN,
District and Sessions Judge,
District and Sessions Court No.II,
Kanchipuram.

This Friday the 11th day of March 2022

OS. No. 80/2017

1. Tmt. Shanthi, aged 45 years,
D/o. Arunachala Naicker,
No.110, Vijaya Gardan, Uthukadu, Kanchipuram.
.... Plaintiffs.
2. Tmt. Pangajam, aged 48 years,
W/o. Purushothaman, D/o. Arunachala Naicker,
No. 61/125, Egambar Vadakumada Street, Kanchipuram.
3. Tmt. Jayalakshmi, aged 40 years,
W/o. Ravi, D/o. Arunachala Naicker,
No. 40, Middle Street, Sirupagal Village,
Sinnivakkam, Kanchipuram.
4. Ravi, S/o. Mani,
5. Kalpana, D/o. Ravi,
6. Sundhar, S/o. Ravi, (Minor, aged 17 years)
Rep.by his Natural Guardian and Father,

4 to 6 Plaintiff are LR's of 3rd plaintiff and residing at
No. 40, Middle Street, Sirupagal Village,
Sinnivakkam, Kanchipuram.

.... Plaintiffs.

/Vs/

- 1.D. Thangammal ,W/o. Dhanasekaran,
- 2.Manavalan , S/o. Dhanasekaran,
- 3.D. Kandan, S/o. Dhanasekaran,
- 4.D. Kumaran S/o. Dhanasekaran,

- 5 D. Sivaram, S/o. Dhanasekaran,
6.D. Mohanram, S/o. Dhanasekaran,
7.D. Murugan, S/o. Dhanasekaran,

1 to 7 defendants are residing at No. 109, Sirupagal Village,
Chinnivakkam Post, Via Thenneri, Walajabat.

8. Nandhini W/o. Srinivasan, D/o. Dhanasekaran,
No. 667, Thiruvalluvar Salai, Thirukkalimedu, Kanchipuram District.
9. Kamatchi, D/o. Dhanasekaran, W/o. Ravichandran,
No.49, Bajanai Koil Street, Karai Village, Kanchipuram District.
10. Meenatchi, D/o. Dhanasekaran, W/o. Sadhasivam,
No. 3/325, N.S. Krishnan Street, Palavakkam, Chennai.
11. Vadivel, S/o. Natesa Naicker,
12. Kamalakannan, S/o. Vadivel,
13. Karthick, S/o. Vadivel,
14. Selvi, D/o. Natesa Naicker,

11 to 14 defendants are residing at
No. 109 Sirupagal Village, Chinnivakkam Post,
(Via) Thenneri, Walajabat.

15. G. Basker, S/o. V.R. Govindharajan,
No. 23, 2nd Street, Sri Ranganathan Nagar, Solyoor, Chennai -73.
16. Mr. Bharathkumar R. Patel, Assistant General Manager,
M/s. Montecarlo Ltd., Office 706, Shilp Building,
Near Municipal Market, Gujarat.
17. Mr . Gunasekaran, S/o. Mr. P.R. Perumal,
Rep. by its partner, M/s. Mars Enterprise, 76/1, Chinnthambi Street,
Kosappet, Chennai- 12.
18. A. Arunprakash, S/o. V. Arumugam,
No. 149/2, Sector-3A, Gandhi Nagar- 382 006, Gujarath State.

19. P. Gunasekaran, S/o. P.r. Perumal, No 76/1,
Chinnathambi Street, Kosappet, Chennai -12.

20. P. Shalini rose, S/o. C. Ponnappan,

21. B. Esthar, W/o. P.shalini rose,

20 and 21 respondents are residing at Old No. 17, New No. 33,
Plot No. AP-1536, 17th West Cross Street, M.K.P. Nagar, Chennai – 39.

22. S. Jayakruba, W/o. Southara Rajan,
No. 59/61, Kutti Gramani Street, Mandaveli, Chennai – 28.

23. R. Dhanalakshmi, W/o. V. Rathinamani,
Door No. 25, Thavappar Street, Aathore Taluk, Selam District.

24. M. Narasimma Pillai, S/o. Maanar Pillai,
Sirupagal Village, Chinnivakkam Post, Kanchipuram District.

25. J. Jayaseelan, S/o. J. Jayaraj,
No. 7-2-43 1/1, Aa. Puthore,
Ammanayakkanoor – 624 201, Nilakkottai Taluk,
Dindukkal District.

26. D. Sathish Kumar, S/o. K.G. Thamodaran,
No. 90, Arunagiri Nathar Street, Aathoor,
Aathoor Municipality Limit, Selam – 636 102.

27. S. Thamizselvi, W/o. J. Arun,
No. 42, Searan Street, North Prakash,
Thiru Nindravoor, Thiruvallore.

28. M. Sathiyabama, W/o. M. Madhivanan,
No.11-17-71, Susi Nagar, Annaiyur, To pass Road, Madurai – 625 017.

29. S. Vivekanandham, S/o. V. Subramani,
No. R-7/6, Walloor Camp, Chennai.

30. R. Kamalanathan, S/o. M. Ramasamy,

31. G. Pathmini, W/o. R. Kamalanathan,
30 and 31 respondents are residing at,
Door No. 6/6, 1st Street, Vellalar Street,
Ayanavaram, Chennai – 23.
32. M.S. Mzanokaran, S/o. L. Subaramani,
No. 146, Kavarai Street, Muthaiyalpet Village,
Kanchipuram District.
33. Rama Balasubramaniyan, W/o. N. Balasubramaniyan,
No. 513, First West Street, Kamaraj Nagar,
Thiruvannamur, Chennai – 41.
34. Ellammal, W/o. Ekambara Naicker,
Sirupagal Village, Walajabath Registrar Office Limit,
Kanchipuram District.
35. Girija Viswanathan, W/o. Viswanathan,
No. 94/25, Abipulla Road, Thiyagaraya Nagar, Chennai-17.
36. S. Krishty Barath, W/o. S.J. Alponse,
No. 4, Club Road, Sethpatu, Chennai – 31.
37. B. Sythanya Jothi, W/o. K. Rajasekar,
No. 21, 3rd Street, Kalyan Nagar, West Tambaram, Chennai – 45.
38. B. Sathiya Vani, W/o. B. Duraisami,
No. 21, 3rd Street, Kalyan Nagar, West Tambaram.
39. P. Gunasekaran, S/o. Perumal Pillai,
Perumal Koil Street, Sirupagal Village,
Kanchipuram Taluk and District.
40. G. Nirmala Jayanthi, W/o. P. Gunasekaran,
Perumal Koil Street, Sirupagal Village,
Walajabath Registrar Office Limit,
Kanchipuram Taluk and District.

41. S. Natarajan, S/o. Chinnappa Naicker,
Sirupagal Village, Walajabath Registrar Office limit,
Kanchipuram Taluk and District.
 42. R. Parbvathy Ammal, W/o. A. Ramesh,
Sirupagal Village, Walajabath Registrar Office Limit,
Kanchipuram Taluk and District.
 43. A. Sudha, W/o. V. Saravanan,
No. 3, Ganesh Appartment, Ganesh Nagar,
Chromepet, Chennai – 44.
 44. Ponnammal, W/o. Manikka Naicker,
No. 271, Anambakkam Village, Uthiramerur Taluk,
Kanchipuram District.
 45. S. Arumuga Mudaliar, S/o. Sengalvaraya Mudaliar,
No. 4, Pammal Sindhalammann Koil Street, Chennai -75.
 46. Amutha, Daughter and Legal Heir of Baby Ammal ,
Baby Ammal (late) (lived at 129- Sirupagal Village,
Walajabath Registrar Office limit, who purchased an extent
of 1.25 cents in survey No. 24/7 from Dhanasekaran).
 47. Rajeshwari Ammal, W/o. Gopal,
No. 142, Parameshwaran Street, 80 Ayampettai,
Walajabath Registrar Office limit,
Kanchipuram Taluk and District.
 48. Ellappan, S/o. Varadhappa Naicker,
Sirupagal Village, Walajabath Registrar Office limit,
Kanchipuram District.
 49. Radha, W/o. Neelamegam,
Kovalamedu Village, Walajabad Taluk,
Kanchipuram District.
- Defendants.

This suit has been filed for declaration to declare that the sale deeds Doc.No. 1789/1980, dated: 29.07.1980, Doc.No. 1544/1981, dated: 09.07.1981, Doc.No. 1545/1981, dated: 09.07.1981, Doc.No. 569/2000, dated: 13.03.2000, Doc.No. 1021/2000, dated: 19.04.2000, Doc.No. 1984/1999, dated: 19.07.1997, Doc.No. 2646/2000, dated: 01.11.2000, Doc.No. 373/2010, dated: 01.02.2010, Doc.No. 3631/2010, dated: 19.06.2010, Doc.No. 1012/2012, dated: 08.02.2012, Doc.No. 350/2013, dated: 21.01.2013, Doc.No. 352/2013, dated: 21.01.2013, Doc.No. 353/2013, dated: 21.01.2013, Doc.No. 569/2013, dated: 13.03.2000, Doc.No. 373/2010, dated: 01.02.2010, Doc.No. 2848/2012, dated: 30.04.2012, Doc.No. 7191/2012, dated: 12.12.2012, Doc.No. 7485/2012, dated: 24.12.2012, Doc.No. 7486/2012, dated: 24.12.2012, Doc.No. 8397/2013, dated: 18.12.2013 executed by the defendants 1 to 13 in favour of the other third parties are null and void and not binding upon the plaintiffs and consequently declaring all the transactions on the basis of fraudulent sale deeds as null and void and not binding upon the total 1/4th share of the plaintiffs, for the partition of the suit schedule properties into 4 equal shares and allot one share to the plaintiffs and for costs.

Value of claim is Rs. 57,91,875/- and court fee of Rs. 8,000/- paid u/s. 37(2) & 25(d) of TNCF &SV Act.

Cause of action for the suit arose on 06.01.2017 within the jurisdiction of this Hon'ble Court.

Plaint first presented before this court on 21.07.2017.

This suit coming on this day for hearing before me in the presence of Mr.D. Vinothan, Advocate for Plaintiffs, M/s. R. Ragunath, Advocate for D1 to D10, Mr. R. Doss, Advocate for D11 to D13, Mr. T.C.Varadarajan, Advocate for D15, 20 to 23, 25, 26, 28, 29, 32, 36, 39, 40, 41, 47 to 49, Defendants 24, 48 and 49 were called absent set exparte, M/s. T. Bhakyalakshmi, Advocate for D30 and D31, Mr. A. Gandhi, Advocate for D27, Notice served to D33, D35, D36 and D42called absent set exparte, Steps for D44, exonerated is D45, Mr. T. Narayan, Advocate for D17, party in person by D324, steps for D11, Plaintiffs called absent, No representation made on behalf of the plaintiffs and this court doth made a decree as follows:

1.	That the suit be and the same is hereby dismissed for default of the plaintiffs.
2.	That there is no order as to costs.

SCHEDULE OF PROPERTIES

Item No.1

Kanchipuram District, Walajabad Taluk, Sirupagal Village, Nanja lands in patta No. 295, the survey numbers and land extends are:

No.	Survey No.	Extent in Are	Kist
1	42/1A	13.00	1.48
2	44/4	9.50	1.06
3	50/4	8.00	0.80
4	63/3B	3.00	0.39
5	63/5	12.00	1.67
6	66	6.50	0.74
7	69/2	32.50	4.45
8	72/1	13.50	1.83

9	72/2A	11.50	1.56
10	75/4A	14.00	1.00
11	80/2	6.00	0.43
12	80/3	14.00	0.98
13	81/4	33.00	2.75
14	82/4	5.00	0.34
15	82/6B	17.00	1.34
16	83/1	7.00	0.86
17	83/2	9.50	1.16
18	83/68	6.50	0.84
19	83/7B	6.50	0.76
20	84/10A	5.50	0.35
21	84/10B	6.50	0.40
22	84/10C	25.00	1.55
23	84/15	13.00	0.72
24	84/25	5.00	0.3
25	84/4	9.00	0.55
26	84/6	22.50	1.40
27	87/3	26.00	1.84
28	96/2A	12.00	1.84
TOTAL		3.52.50	33.39

Valuation of the property 3.52.50 Are x 2.5=881.25 cents x Rs.7000 =
Rs.61,68,750/-.

Punja Lands

29	97/1	20.00	0.38
30	98/2	18.00	0.34
31	84/9C	16.50	0.88
32	84/5	9.50	0.54
TOTAL		64.00	2.14

Valuation of the property $64.00 \text{ Ares} \times 2.5 = 160 \text{ cents} \times \text{Rs.}7000 =$
Rs. 11,20,000/-

Total Valuation of Item No. 1 property = **Rs. 72,88,750/-**

Item No.2

Kanchipuram District, Walajabad Taluk, Sirupagal Village, Nanja lands in Patta No. 83, the survey numbers and land extends are:-

No.	Survey No.	Extent in Are	Kist
1	10/1B	7.50	0.53
2	10/2	18.00	1.29
3	10/3A	21.00	1.48
4	5/3A	2.50	0.17
5	5/6	5.50	0.37
6	63/3A2	2.00	0.28
7	72/2B1	7.00	0.98
8	80/4A	36.00	2.56
9	83/4A	4.00	0.50
10	9/1A	8.00	0.80
TOTAL		1.11.50	8.96

Valuation of the property $1.11.50 \text{ Are} \times 2.5 = 278.75 \text{ cents} \times \text{Rs.}7,000/- =$
Rs. 19,51,250/-.

Punja Lands

11	98/3B	8.50	0.12
12	98/4A	7.00	0.13
13	98/4B	6.50	0.12
14	98/5	12.00	0.23
TOTAL		34.00	0.60

Valuation of the property $34.50 \text{ Are} \times 2.5 = 86.25 \text{ cents} \times \text{Rs.} 7,000/- =$
Rs. 6,03,750/-.

Total value of Item No.2 property = **Rs. 25,55,000/-**.

Item No.3

Kanchipuram District, Walajabad Taluk, Sirupagal Village, Nanja lands
the survey numbers and land extends are:-

No.	Survey No.	Are
1	74/1	0.08.5
2	73/4	0.20.0
3	62/3	0.17.5
4	75/1	0.22.5
5	103/1	1.20.5
6	78/1A3	0.08.0
7	78/2	0.11.0
8	29/7	0.05.5
9	62/3	0.17.5
10	63/2	0.03.5
11	63/7A	0.12.0
12	75/2	0.03.5
13	75/6B	0.06.0
14	21/3	0.33.0
15	23/1A	1.24.5
16	14/3A	0.05.0
17	12/3B	0.05.0
18	114	0.78.0
19	116/1	0.26.0
20	116/2	0.24.5
21	84/1	0.05.5
22	84/9A	0.06.0
23	83/3	0.11.0
24	87/4A	0.03.5
25	88/1	0.04.0

26	18	0.11.5
27	98/6A	0.25.0
28	99/1	1.17.5
29	54/1B	0.14.0
30	56	0.03.5
31	5/3A	0.02.5
32	5/6	0.05.5
33	103/1B	0.60.0
34	105/1	0.30.5
35	105/2	0.31.0
36	105/3	0.81.0
	TOTAL	7.38.5

Valuation of the property 7.38.50 Are x 2.5=1846.25 cents x Rs. 7,000/- =
Rs. 1,29,23,750/- .

Total value of the Item No. 1, 2, 3 is = Rs. 72,88,750/- + Rs. 25,55,000/- +
Rs. 1,29,23,750/- = **Rs. 2,27,67,500/-.**

The 1/4th share of the 1, 2, 3 plaintiffs totally = **Rs. 56,91,875/-.**

SCHEDULE OF COST

	<u>Plaintiff's Costs</u>	<u>Defendants' Costs</u>
	Rs. P.	Rs. P.
Stamp for plaint	8,000.00	--
Stamp for power	5.00	5.00
Pleaders Fees	---	---
Total	8,005.00	10.00

(Both side costs memo not filed. Hence other cost not taxed)

Given under my hand and seal of the Court, on this the 11th day of March 2022.

Sd/- J. Chandran,
District and Sessions Judge,
District and Sessions Court No.II,
Kancheepuram.

DECREE

O.S.No. 80/2017

D.D. 11.03.2022

District Court No.II,

Kancheepuram.

In the Court of the District and Sessions Judge, District and Sessions Court
No.II, Kancheepuram.

Present: J. CHANDRAN,
District and Sessions Judge,
District and Sessions Court No.II,
Kanchipuram.

This Friday the 11th day of March 2022

OS. No. 80/2017

1. Tmt. Shanthi, aged 45 years,
2. Tmt. Pangajam, aged 48 years,
3. Tmt. Jayalakshmi, aged 40 years,
4. Ravi, S/o. Mani,
5. Kalpana, D/o. Ravi,
6. Sundhar, S/o. Ravi, (Minor, aged 17 years)
Rep.by his Natural Guardian and Father,

.... Plaintiffs.

//Vs//

- 1.D. Thangammal ,W/o. Dhanasekaran,
- 2.Manavalan , S/o. Dhanasekaran,
- 3.D. Kandan, S/o. Dhanasekaran,
- 4.D. Kumaran S/o. Dhanasekaran,
- 5 D. Sivaram, S/o. Dhanasekaran,
- 6.D. Mohanram, S/o. Dhanasekaran,
- 7.D. Murugan, S/o. Dhanasekaran,
8. Nandhini W/o. Srinivasan, D/o. Dhanasekaran,
9. Kamatchi, D/o. Dhanasekaran, W/o. Ravichandran,
10. Meenatchi, D/o. Dhanasekaran, W/o. Sadhasivam,
11. Vadivel , S/o. Natesa Naicker,
12. Kamalakannan, S/o. Vadivel,
13. Karthick, S/o. Vadivel,
14. Selvi, D/o. Natesa Naicker,
15. G. Basker, S/o. V.R. Govindharajan,
16. Mr. Bharathkumar R. Patel, Assistant General Manager,
17. Mr . Gunasekaran, S/o. Mr. P.R. Perumal,
Rep. by its partner, M/s. Mars Enterprise, 76/1, Chinnthambi Street,
Kosappet, Chennai- 12.

18. A. Arunprakash, S/o. V. Arumugam,
No. 149/2, Sector-3A, Gandhi Nagar- 382 006, Gujarath State.
 19. P. Gunasekaran, S/o. P.r. Perumal,
 20. P. Shalini rose, S/o. C. Ponnappan,
 21. B. Esthar, W/o. P.shalini rose,
 22. S. Jayakruba, W/o. Southara Rajan,
 23. R. Dhanalakshmi, W/o. V. Rathinamani,
 24. M. Narasimma Pillai, S/o. Maanar Pillai,
 25. J. Jayaseelan, S/o. J. Jayaraj,
 26. D. Sathish Kumar, S/o. K.G. Thamodaran,
 27. S. Thamizselvi, W/o. J. Arun,
 28. M. Sathiyabama, W/o. M. Madhivanan,
 29. S. Vivekanandham, S/o. V. Subramani,
 30. R. Kamalanathan, S/o. M. Ramasamy,
 31. G. Pathmini, W/o. R. Kamalanathan,
 32. M.S. Mzanokaran, S/o. L. Subaramani,
 33. Rama Balasubramaniyan, W/o. N. Balasubramaniyan,
 34. Ellammal, W/o. Ekambara Naicker,
 35. Girija Viswanathan, W/o. Viswanathan,
 36. S. Krishty Barath, W/o. S.J. Alponse,
 37. B. Sythanya Jothi, W/o. K. Rajasekar,
 38. B. Sathiya Vani, W/o. B. Duraisami,
 39. P. Gunasekaran, S/o. Perumal Pillai,
 40. G. Nirmala Jayanthi, W/o. P. Gunasekaran,
 41. S. Natarajan, S/o. Chinnappa Naicker,
 42. R. Parbvathy Ammal, W/o. A. Ramesh,
 43. A. Sudha, W/o. V. Saravanan,
 44. Ponnammal, W/o. Manikka Naicker,
 45. S. Arumuga Mudaliar, S/o. Sengalvaraya Mudaliar,
 46. Amutha, Daughter and Legal Heir of Baby Ammal ,
 47. Rajeshwari Ammal, W/o. Gopal,
 48. Ellappan, S/o. Varadhappa Naicker,
 49. Radha, W/o. Neelamegam.
- Defendants.

This suit coming on this day for hearing before me in the presence of Mr.D. Vinothan, Advocate for Plaintiffs, M/s. R. Ragunath, Advocate for D1 to D10, Mr. R. Doss, Advocate for D11 to D13, Mr. T.C.Varadarajan, Advocate

for D15, 20 to 23, 25, 26, 28, 29, 32, 36, 39, 40, 41, 47 to 49, Defendants 24, 48 and 49 were called absent set exparte, M/s. T. Bhakyalakshmi, Advocate for D30 and D31, Mr. A. Gandhi, Advocate for D27, Notice served to D33, D35, D36 and D42 called absent set exparte, Steps for D44, exonerated is D45, Mr. T. Narayan, Advocate for D17, party in person by D324, steps for D11, Plaintiffs called absent, No representation made on behalf of the plaintiffs and this court delivered the following:

JUDGMENT

This suit has been filed for declaration to declare that the sale deeds Doc.No. 1789/1980, dated: 29.07.1980, Doc.No. 1544/1981, dated: 09.07.1981, Doc.No. 1545/1981, dated: 09.07.1981, Doc.No. 569/2000, dated: 13.03.2000, Doc.No. 1021/2000, dated: 19.04.2000, Doc.No. 1984/1999, dated: 19.07.1997, Doc.No. 2646/2000, dated: 01.11.2000, Doc.No. 373/2010, dated: 01.02.2010, Doc.No. 3631/2010, dated: 19.06.2010, Doc.No. 1012/2012, dated: 08.02.2012, Doc.No. 350/2013, dated: 21.01.2013, Doc.No. 352/2013, dated: 21.01.2013, Doc.No. 353/2013, dated: 21.01.2013, Doc.No. 569/2013, dated: 13.03.2000, Doc.No. 373/2010, dated: 01.02.2010, Doc.No. 2848/2012, dated: 30.04.2012, Doc.No. 7191/2012, dated: 12.12.2012, Doc.No. 7485/2012, dated: 24.12.2012, Doc.No. 7486/2012, dated: 24.12.2012, Doc.No. 8397/2013, dated: 18.12.2013 executed by the defendants 1 to 13 in favour of the other third parties are null and void and not binding upon the plaintiffs and consequently declaring all the transactions on the basis of fraudulent sale deeds as null and void and not binding upon the total 1/4th share of the plaintiffs, for the partition of the suit schedule properties into 4 equal shares and allot one share to the plaintiffs and for costs.

Amendment not carried out. APC was also not filed. This case is pending from 17.12.2021 onwards to carryout amendment and APC. As such sufficient time given. Plaintiffs called absent. No representation made on behalf of the plaintiffs. Counsel for D1 to D10 present. Hence the suit is dismissed for default of the plaintiffs.

Written and pronounced by me in open Court, on this the 11th day of March 2022.

Sd/- J. Chandran,

District and Sessions Judge,
District and Sessions Court No.II,
Kanchipuram.

Draft / Fair Judgment

OS.No. 80/2017

D.D: 11.03.2022

District Court No.II,
Kanchipuram.