

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

**OS. No. 143/2018**

B. Jayachandran and another

.... Plaintiffs.

/Vs/

S. Mohan and 3 others

.... Defendants

Valuation Slip

1.	Nature of the suit	Suit for Specific performance and Permanent Injunction
2.	Sec. and Sub sections of the Act	Sec. 42 and 27(c) of TNCF & SV Act.
3.	Annual rent or kist payable	Nil
4.	For prayer (a) value of claim is	Rs. 13,00,000/-
5.	CF paid u/s. 42 of TNCF Act	Rs. 39,000/-
6.	For prayer (b) value of claim is	Rs. 5,000/-
7.	CF paid u/s. 27(c) of TNCF Act	Rs. 150/-
8.	Total CF paid u/s. 42 and 27(c) of TNCF Act	Rs. 39,000/- + Rs.150/- = Total Rs. 39,150/-

Sd/- xxxxxx  
Advocate for Plaintiff

Sd/- xxxxxxxx  
Plaintiff.

/True Copy /By Order/

xxxxxxxxxx  
Sheristadar,  
District Court No.II,  
Kancheepuram.

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

**Present: J. C HANDRAN,**  
District and Sessions Judge,  
District and Sessions Court No.II,  
Kanchipuram.

This Friday the 8<sup>th</sup> day of October 2021

**OS. No. 143/2018**

1. B. Jayachandran, aged 64 years,  
S/o. Balakrishnan,

2. Karthikeyan, aged 36 years,  
S/o. B. Jayachandran,

Both are residing at  
No. 1/37, Anna Street, Periyapanicherry,  
Kundrathur, Chennai.

--- Plaintiffs.

//vs//

1. S. Mohan, S/o. A.S. Selvaraj,  
No. 5, Ponnusamy Street,  
Kamalakannan Colony,  
Royapettah, Chennai-14.

2. M. Bhavani, W/o. Anbalagan,

3. Minor. A. Palani, S/o. Anbalagan,  
Rep.by his natural guardian M. Bhavani,

2 , 3 defendants are residing at  
No.10, Venkatesapuram,  
Triplicane, Chennai – 05.

4. A. Lalitha, W/o. C. Arumugam,  
No. 4/33, 4<sup>th</sup> Street,  
Samayapuram, Karambakkam,  
Chennai – 116.

--- Defendants.

This suit is filed for specific performance directing the 4<sup>th</sup> defendant to execute register and sale deed as per the general power of Attorney deed executed by the defendants 1 to 3 dated: 26.09.2005 in favour of the plaintiffs as per the sale agreement dated: 18.08.2007 for the schedule mentioned property this court may execute the sale deed on behalf of the defendants, for permanent injunction restraining the defendants their legal heirs or the power holders to execute the sale deed to third parties except the plaintiffs and for costs.

Value of claim is Rs.13,00,000/- and court fee of Rs. 39,150/- paid u/s. 42 and 27(c) of TNCF &SV Act.

Cause of action for the suit arose on 16.10.1995, 15.05.2003 18.06.2007 and 28.12.2016 at Sriperumbudur Taluk, Srinivasapuram Village, Kanchipuram District within the jurisdiction of this Hon'ble Court.

Plaint first presented before this court on 16.04.2018.

This suit coming on this day for hearing before me in the presence of M/s. S. Baskaran and J. Kameshkumar, Advocates for Plaintiffs, Batta memo not filed from 22.11.2019 onwards. plaintiffs called absent, No representation made for 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.

சொத்து விவரம் (செடிபூல்)

காஞ்சிபுரம் மாவட்டம், ஸ்ரீபெரும்புதூர் வட்டம், குன்றத்தூர் சார்பதிவு வட்டம், சீனிவாசபுரம் கிராமத்தில் சர்வே நெம்பர் 136ல் உள்ள 2131 ½ சதுரடி விஸ்தீரணமுள்ள மனையும், ஓலைவீடு, கிணறு, மின் இணைப்பு உள்பட

அளவுகள்-

வடக்கு பக்கம்	- 49 அடி
தென் பக்கம்	- 38 அடி
கீழண்டை பக்கம்	- 49 அடி
மேலண்டை பக்கம்	- 49 அடி

ஐக்கபந்தி

வடக்கில்	- சசீதரன் வீடும் மனையும்
தெற்கில்	- ஜெயக்குமார் வீடும் மனையும்
கிழக்கில்	- கொளத்துவாஞ்சேரி கிராம பாட்டை
மேற்கில்	- சுப்ரமணி வீடும் மனையும்

SCHEDULE OF COST

	<u>Plaintiff's Costs</u> Rs. P.	<u>Defendants' Costs</u> Rs. P.
Stamp for plaint	39,150.00	--
Stamp for power	10.00	10.00
Stamp for exhibits	---	---
Pleaders Fees	---	---
Total	<b>39,160.00</b>	<b>10.00</b>

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

Given under my hand and seal of this court, on this the 8<sup>th</sup> day of October 2021.

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

DECREE

O.S.No. 143/2018

D.D. 08.10.2021

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 8<sup>th</sup> day of October 2021

1. B. Jayachandran, aged 64 years,  
S/o. Balakrishnan,
2. Karthikeyan, aged 36 years,  
S/o. B. Jayachandran, --- Plaintiffs.

//vs//

1. S. Mohan, S/o. A.S. Selvaraj,
2. M. Bhavani, W/o. Anbalagan,
3. Minor. A. Palani, S/o. Anbalagan,  
Rep.by his natural guardian M. Bhavani,
4. A. Lalitha, W/o. C. Arumugam, --- Defendants.

This suit coming on this day for hearing before me in the presence of M/s. S. Baskaran and J. Kameshkumar, Advocates for Plaintiffs, Batta memo not filed from 22.11.2019 onwards. plaintiffs called absent, No representation made for the plaintiffs and this court delivered the following:

### **JUDGMENT**

This suit is filed for specific performance directing the 4<sup>th</sup> defendant to execute register and sale deed as per the general power of Attorney deed executed by the defendants 1 to 3 dated: 26.09.2005 in favour of the plaintiffs

as per the sale agreement dated: 18.08.2007 for the schedule mentioned property this court may execute the sale deed on behalf of the defendants, for permanent injunction restraining the defendants their legal heirs or the power holders to execute the sale deed to third parties except the plaintiffs and for costs.

**Batta memo not filed from 22.11.2019 onwards. As such more than sufficient time given. Plaintiffs called absent. No representation made for the plaintiffs. The plaintiffs have not shown any interest in prosecuting their case. Hence this suit is dismissed for default of the plaintiffs.**

Written and pronounced by me in open court, on this the 8<sup>th</sup> day of October 2021.

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

Draft / Fair Judgment

OS. No. 143/2018

D.D: 08.10.2021

District Court No.II,  
Kanchipuram.