

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE, NAMAKKAL.

Present:- Thiru. R. Gurumurthy, B.Sc., B.L.,
Principal District Judge, Namakkal.

Wednesday, the 18th day of March 2026

ORIGINAL SUIT No. 443/2025
(CNR. No.TNNM01-001865-2025)

1. Joseph Chellamuthu Educational Trust,
represented by S. Kaushikprabhu,(Aged 47 years),
S/O Subbarayan, D.No.429/3, Main Road,
Senthamangalam, Namakkal District.

2. K. Saravanan (Aged 45 years),
S/O. R. Krishnan, D.No.20A/4,
Swamy Nagar, Salem Road,
Namakkal.

3. R. Gobi (Aged 46 years),
S/O Ramasamy, D.No.66,
Ponnamapudur, Kalappanayakkanpatty,
Senthamangalam Taluk, Namakkal District.

.. Plaintiffs

/vs/

NIL

.. Defendant

Date of filing : 17.06.2025 & 09.07.2025

Cause of action : Arose at Keerambur Village, Namakkal Taluk, Namakkal District on 18.09.1989, 04.12.20215, 22.09.2023, 31.08.2023

Suit Value : Rs.20,00,000/-

C.F. Paid : Rs.1000/-

U/S 28 of TNCF Act

This suit has been filed by the plaintiffs seeking permission to sell the suit properties, and to pass such further or other orders as this Hon'ble court may be just, proper and necessary in the circumstances of the case.

This suit came up for final hearing on 03.03.2026 before me in the presence of Thiru. S. Anandha Babu, counsel appearing for the plaintiffs and No objectors have appeared despite effecting general notice and paper publication and upon hearing plaintiffs' side and on perusal of case records, this court doth order and decree passed the following.

DECREE

1. that the suit be and same is hereby decreed;
2. that the 1st Plaintiff trust is permitted to sell the suit properties with the following conditions-

(i) that the 1st plaintiff trust is permitted to sell the suit properties in the public auction through Advocate Commissioners;

(ii) Thiru. A. Gunasekaran, (MS/444/1998) and Thiru. K. Nandhakumar (MS/486/2003) are appointed as commissioners to sell the suit properties in public auction. Their remuneration is fixed at Rs.1,00,000/- each to be paid by the 1st plaintiff Trust directly to the commissioners of which Rs.50,000/- each to be paid at the initial remuneration and balance to be paid to them after completion of sale and filing report before this court by the commissioners;

(iii) The Advocate commissioners can seek assistance of the qualified surveyor and Sub-Registrar concerned to measure the suit properties and to assess its market value and guideline value to fix the upset price;

(iv) The upset price for the suit properties should be fixed based on the market value above the prevailing guideline value of the suit properties;

(v) The Advocate Commissioners shall effect publication in two local daily widely circulated in the Namakkal and Salem Districts of which one should be in English and another in Tamil for conducting public auction of the suit properties. The cost of the publication and remuneration of the Advocate Commissioners to be borne by the 1st plaintiff trust;

(vi) After conducting the public auction sale, the Advocate Commissioners shall jointly file report to this court for confirmation of sale;

(vii) The Advocate commissioners shall receive 10% of the sale price on the date of auction from the successful bidder by means of demand draft drawn in favour of Principal District Judge, Namakkal to the account of the suit and deposit the same into this court on the next working day and the successful bidder shall deposit the balance sale price into this court by way of demand draft or banker's cheque within 15 days from the date of auction sale. Thereafter, the sale will be confirmed in favour of the highest bidder and sale certificate will be issued on depositing sale certificate charges by the highest bidder.

(ix) On such deposit of the entire sale price, the 1st plaintiff trust is entitled to withdraw the sale consideration lying in the court deposit in connection with this suit for achieving its objects and to run the 1st plaintiff trust without any financial crisis

3. that there be no order as to cost

SCHEDULE OF PROPERTY

The schedule of property hereunder is situated at Keerambur Village, Paramathi Sub Registration District, Namakkal Registration District in S.F.No.287/2, Punchai Acre 3.42 Cess Rs.4.28 entirety and as Per New Sub Division Patta No.344, S.F.No: 287/2A, Punchai Hectar 1.35.5 Cess Rs.4.20 entirety and S.F.No.287/2B Punchai Hec.0.03.0 Cess 0.10 entirety.

The Value of the property is Rs.10,00,000/-

(2) Item No.2 Property situate in the above village in S.F.No.287/3 Punchai Acre 3.75 cess Rs.4.69 bounded by South of 1st Item of property, North of Sengoda Gounder Lan, West and East of Pambupaniditham Llakshmana Gounder land and new Sub division Patta No.344, S.F.No.287/3A Punchai Hec. 1.49.0 Cess Rs.4.60 entirety and S.F.No.287/3B Punchai Hec.0.02.5 Cess Rs.0.02.5 Cess Rs.0.10 entirety;

and all the super structure built in the above land and Door No.4/44e and electricity connection 239-013-196 and including all Borewell and the egress and ingress in the customary path and it is situated within the limit of Namakkal Union.

The value of the property is Rs.10,00,000/-

The total value of the above properties is Rs.20,00,000/-

Details of cost

	Plaintiffs side	Defendant Side
Stamp on plaint	1000.00	--
Vakalath	10.00	--
Stamp on document	--	--
Advocate Fees	--	--
Junior Advocate Fees	Cost Memo not filed	Cost Memo not filed
Witness Batta	--	--
Process Fee	--	--
IA Petitions	--	--
Preparing charges (Process)	--	--
Writing charge(Plaint)	--	--
Total	1010.00	--

Given under my hand and seal of this court this the 18th day of March 2026.

Sd/- R. Gurumurthy,
Principal District Judge,
Namakkal.