

**IN THE COURT OF THE PRINCIPAL DISTRICT AND
SESSIONS JUDGE, RAMANATHAPURAM.**

**PRESENT: Thiru. A.K.MEHBUB ALI KHAN, B.L.M, L.L.M.,
PG.D.PM/IR, Dip.in.J.J & J.Psy., PG.D.D.F.,
Principal District Judge,
Ramanathapuram.**

Friday, the 19th day of December 2025

E.A.No. 02/2025

in

E.P. No. 15/2024

in

C.D.No.04/2018

M/s.Shriram Chits Tamilnadu Pvt Limited

Rep.by its Ramanathapuram

Branch Manager & Foreman

...

Petitioner/Decree Holder

-vs-

1. Kaladevi

2. Kalichamy

... Respondents/Judgment Debtors 1,2

This petition came on 15.12.2025 for final hearing before this Court in the presence of Thiru.M.Sakthivel, Advocate for the Petitioner/Decree Holder and Thiru.S.Balakrishnan, Advocate for the Respondents/Judgment Debtors 1,2 and upon perusing the entire case records and having stood over for consideration till this date, this Court delivers the following ...

ORDER

This petition is filed by the Petitioner/Decree Holder under section 151 of CPC to reduce the upset price.

2. The case of the Petitioner/Decree Holder in brief:

The petitioner has obtained an award against the respondents/Judgment Debtors and he has filed an Execution Petition to realize the award amount with interest by selling the property belonging to the respondents/Judgment Debtors. However, when the property was brought for sale through court auction on 29.10.2025 no bidders participated in the sale since, the upset price was very high. Therefore, sale could not be conducted. The upset price of Rs.16,00,000/- is very high and unless it is reduced to Rs.15,00,000/- no bidders will participate in the auction and the property could not be sold. Therefore, the petitioner prays to reduce the upset price from Rs.16,00,000/- and fix at Rs.15,00,000/-.

3. The case of the Respondents/Judgment Debtors in brief:-

The respondents denied all the allegations made in the affidavit filed in support of the petition. Further, they have stated that the value of the property is more than Rs.50,00,000/- and the petitioner has prayed to reduce the upset price to a very low and meager amount. The petition is devoid on any merits and hence the petition must be dismissed.

4. Point for consideration in this petition is,

Whether the petition be allowed?

5. No oral or documentary evidence was let in by either party.

6. Answer to Point:-

6.1. Admittedly, no bidders had participated in court auction sale on 29.10.2025 and hence, sale could not be conducted. Therefore, the petitioner has filed this petition to reduce the upset price fixed by this Court earlier. However, the prayer for reducing the upset price and fixing at Rs.15,00,000/- is not acceptable, since the value of the immovable property could not be reduced to such a low amount.

6.2. Therefore, in the interest of justice, it is held that the upset price shall be reduced from Rs.16,00,000/- and fixed at Rs.15,00,000/-. The petitioner is directed to effect proclamation properly and publicize the court auction sale effectively so that more number of bidders would be able to participate. Hence, it is held that the upset price shall be reduced and fixed at Rs.15,00,000/-. This point is decided accordingly.

In the result, the petition is allowed and the upset price is reduced from Rs.16,00,000/- and fixed at Rs.15,00,000/-. No cost.

Dictated to Steno-typist, transcribed and typed by her in the computer, corrected and pronounced by me in Open Court this the 19th day of December 2025.

Principal District Judge,
Ramanathapuram.

I. List of witnesses and Documents on the side of the petitioner: Nil

II. List of witnesses and documents on the side of the Respondents: Nil

Principal District Judge,
Ramanathapuram.