

**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.**

**Saturday, the 07<sup>th</sup> day of March 2026**

**E.A.No. 08/2026  
in  
E.P. No.43/2022  
in  
ACP CASE.No.238/14**

**\*\*\*\***

M/s.Shriram City Union Finance Limited,  
Rep.through its General Power agent  
Sri Subramanian

.. Petitioner/Decree Holder

**/vs/**

Packiaraj

.. 1<sup>st</sup> Respondent/  
1st Judgment Debtor

This petition came on 04.03.2026 for final hearing before this Court in the presence of Thiru.R.Muralidharan, Advocate for the Petitioner/Decree Holder and Thiru.B. Sundarrajan, Advocate for the 1<sup>st</sup> Respondents/ 1<sup>st</sup> Judgment Debtor 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 1<sup>st</sup> respondent/ 1<sup>st</sup> Judgment Debtor and he has filed an Execution Petition to realize the award amount with interest by selling the property belonging to the 1<sup>st</sup> respondent/1<sup>st</sup> Judgment Debtor. However, when the property was brought for sale through court auction on 10.12.2025 no bidders participated in the sale, the upset price was very high. Therefore, sale could not be conducted. The upset price of Rs.20,00,000/- is very high and unless it is reduced to Rs.15,00,000/- no bidders would participate in the auction and the property could not be sold. Therefore, the petitioner prays to reduce the upset price from Rs.20,00,000/- and fix at Rs.15,00,000/-.

**3. The case of the 1<sup>st</sup> respondent/1<sup>st</sup> Judgment Debtor in brief:-**

The respondent has denied all the allegations made in the affidavit filed in support of the petition. Further, he has stated that the value of the property is more than Rs.60,00,000/- and the petitioner has prayed to reduce the upset price to a very low and meagre 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 10.12.2025 and hence, sale could not be conducted. Therefore, the petitioner has filed this petition to reduce the upset price fixed by this Court earlier. The calculation is the respondent that the value of the property is Rs.60,00,000/- is not supported or substantiated with any documents. The court amlin himself has filed the value only at Rs.10,00,000/- .

**6.2.** Therefore, in the interest of justice, it is held that the upset price shall be reduced from Rs.20,00,000/- 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.20,00,000/- 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 07<sup>th</sup> day of March 2026.

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.