

**IN THE COURT OF THE I ADDITIONAL DISTRICT JUDGE  
RANIPET, RANIPET DISTRICT.**

Present: Thiru.A.BALAKRISHNAN, B.B.A., L.L.B.,  
I Additional District Judge,  
Ranipet.

**Monday, this the 06<sup>th</sup> day of April 2026**

**O.S.No.9/2022**

(CNR.No.TNRP01-000135-2022)

....

M.Balaji

.... Plaintiff

-Vs-

1. M.Elumalai,

2. M.Babu

.....Defendants

This suit is coming before me for hearing on 02.04.2026 in the presence of Mr.R.Pandurangan, Advocate for Plaintiff and Mr.A.Kutbudeen, Advocate for the 1<sup>st</sup> defendant and Mrs.K.Sujatha, Advocate for the 2<sup>nd</sup> defendant and joint compromise memo filed, upon hearing both side and on perusal of all connected material records and having stood over for consideration till this date, this court passed the following;

**JUDGMENT**

The plaintiff has filed the suit as against the defendants seeking the relief of Specific Performance of contract or for alternative relief for refund of advance sale amount of Rs.9,70,000/- and also for the reliefs of declaration to declare the sale agreement dated 28.01.2019 and the decree passed in OS.No.19/2022 dated 29.07.2022 are null avoid.

1) The plaintiff and defendants have filed a joint compormise memo dated 01.04.2026 and filed an application in IA.No.10/2026 Under Order 23; Rule 3 of CPC to record the

same and to pass a decree as per the terms and conditions of the joint compromise memo. After recording the statements of both parties and after hearing their counsels, the said application was allowed on 06.04.2026.

2) On perusal of the joint compromise memo, it is that in view of the settlement arrived between them out of the court, the 1<sup>st</sup> defendant has executed and registered a sale deed on 30.03.2026 in favour of the plaintiff in respect of the suit property. As per the above joint compromise memo filed by both parties, it has been prayed only to grant the relief of declaration in respect of the decree in OS.No.19/2022 dated 29.07.2022 as null and void. So far as the other reliefs prayed in the suit are concerned, it has been prayed in the joint compromise memo to dismissed as not pressed. As per the order passed in I.A.No.10/2026, the joint compromise memo is recorded and hence this court is of the view that a decree can be passed in terms of joint compromise memo dated 01.04.2026.

In the result, the suit is decreed in terms of joint compromise memo dated 01.04.2026 filed by both parties and the relief of declaration in respect of the decree passed in OS.No.19/2022 dated 29.07.2022 on the file of II Additional District Court, Ranipet (Now I Additional District Court, Ranipet) is granted as prayed for and the other reliefs prayed in the suit are dismissed as not pressed. The joint compromise memo shall form part of the decree. No cost.

Dictated by me to typist and directly typed by her in the computer, corrected and pronounced by me in the open court, on this the 06<sup>th</sup> day of April 2026.

I Additional District Judge,  
Ranipet.