

**IN THE COURT OF THE PRINCIPAL SUBORDINATE JUDGE,
TIRUPPUR**

Present :- Dr.V.Sree Vidya,
Principal Subordinate Judge,
Tiruppur.

**Monday, the 9th day of March 2026
(Thiruvalluvarandu 2057, Visuvavasu Varudam Masi Thingal 25th Day
O.S.No. 393/2023
(TNTI04-001298-2023)**

S.Balaji, S/o. Chitharaj, aged 50 years, Door No.8/906, Teachers Colony, Mumoorthi Nagar, Tiruppur District.

.....Plaintiff

//Vs//

Anand, Proprietor, M/s. Sri Ranga Real Estate, No.37/7 G Tower, 2nd floor, Backside to Lotus shopping, Perundurai road, Erode – 638 107.

.....Defendant

The plaintiff has instituted this suit under Order VII Rule 1 of the Code of Civil Procedure, 1908 read with the provisions of the Specific Relief Act, 1963, seeking specific performance of a Sale Agreement dated 27.01.2016 in respect of an immovable property situate at Tiruppur District, Tiruppur Taluk, Pongupalaiyam Village, bearing Survey No. 23/B, and in the alternative, for refund of the advance amount of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only) paid under the said Agreement, together with interest at 18% per annum and costs of the suit.

Date of filing of the suit: 12.07.2023

Cause of action arose on 27.01.2016, 10.12.2022, 13.12.2022, 19.12.2022, 29.12.2022 within the jurisdiction of this Court.

Value of the suit: Rs. 3,60,000/- and a Court fee of Rs.10,800/- is paid u/s. 42(a) of TNCF & SV Act.

Details of Valuation

Value of the suit with respect to the primary relief of Specific Performance is	Rs.3,60,000/-
Court fee paid u/s.42(a) of TNCF & SV Act	Rs.10,800/-
Total amount paid by the plaintiff to the defendant is	Rs.3,60,000/-
Court fee paid u/s.22 of TNCF & SV Act	Rs.10,800/-

This suit came up before me for the final hearing on 11.03.2026 in the presence of Thiru.S.Manikandan., B.A., B.L., learned counsel for the Plaintiff and Thiru.Loganathan., B.A., B.L., learned counsel for the Defendant and hearing both side arguments, and on perusal of available records for consideration, this court doth order and direct as follows :

Decree

- 1) that the suit for specific performance be and the same is hereby dismissed;
- 2) that the suit with respect to plaintiff's alternative prayer for refund of the advance amount be and the same is hereby decreed;
- 3) that the defendant be and is hereby directed to pay the plaintiff the following amounts:
 - (a) Principal amount of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only);
 - (b) Interest thereon at 6% per annum from the date of the suit (12.07.2023) till the date of the decree;
 - (c) a sum of Rs.10,839/- (Cost list not filed) being the costs of the suit.

Memo of costs(Cost list not filed on both side)		
	For Plaintiff Rs. P.	For defendant Rs. P.
Stamp on Plaint	10,800.00	--
Stamp on vakklath	10.00	10.00
Stamp on batta memo	29.00	

Cost allowed	10,839.00	--
Cost certified	--	Rs.10/-

சொத்து விவரம்

திருப்பூர் பதிவு மாவட்டம், அவினாசி சப்ரிடி, பொங்குபாளையம் கிராமத்தில் க.ச. 23/B ல் "ஸ்ரீ ரங்கா ரியல் எஸ்டேட்" நிறுவனத்தால் வாங்கப்பட்டுள்ளது. இதில் 1ம் இலக்கமிட்டவரால் "விஜயா கார்டன்" 30X30 அளவுள்ள வீட்டுமனை 900 சதுரடி கொண்ட காலிமனை நிலம் பூராவும், மாழும்படியும் மனைப்பிரிவில் அமைக்கப்படும் தட நட பாத்தியமும், வண்டி வாகனங்கள் போக வர பாத்தியமும் சேர்த்து தான் கிரைய உடன்படிக்கைக்கு கட்டுப்பட்டது.

Given under my hand and the seal of this Court, on this the 09th day of March, 2026.

Sd./ V.Sree Vidya
Principal Subordinate Judge,
Tiruppur

**Decree in
O.S. No.393/2023
Dated : 09.03.2026
PSJ Court, Tiruppur.**