

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE,
TIRUVANNAMALAI.

PRESENT : Mr.**P. Mathusuthanan**, B.A., B.L.,
Principal District Judge,
Tiruvannamalai.

Tuesday, the 07th day of April - 2026

Original Suit No.213/2023
CNR No.TNTM01- 004932 - 2023

V.T.Raman, aged about 74 years, S/o Venu, Hindu, residing at No.91, 9th street Main road, Flat No.2A KG Villa, Shanthi colony, Anna Nagar, Chennai District.		.. Plaintiff
	Vs	
1. Abishek, aged about 34 years, S/o Rengasamy, Hindu, residing at D.No.35/16 Kutty street, Nungambakkam, Chennai District. 2. The Joint II Sub-Registrar, O/o Sub-Registrar, Anna Salai, Tiruvannamalai. 3. The District Registrar, O/o The District Registrar, No.5/1, Dhugai Amman Kovil street, Tiruvannamalai. 4. The District Collector, O/o The District Collectorate, Tiruvannamalai District.		.. Defendants

This Original Suit is filed by the plaintiff under Order VII Rule 1 of CPC for granting order to 1st defendant obtain a mortgage deed amount from the plaintiff and cancel the mortgage deed document No.11572 of 2021 on 21.10.2021;

for granting order to cancel of mortgage deed document No.11572 of 2021 to 2nd defendant and 3rd defendant for registration department officials at Tiruvannamalai, and then mortgage deed of principal and interest amount to pay direct of Hon'ble court deposit or either mode of deposit, and cancellation of mortgage deed and for cost of the suit.

Valuation of Suit Claim	:	Rs.40,81,000/- (Rs. 40,80,000/- +Rs.1000/-)
Court fee of	:	Rs.1,22,430/- (Rs.1,22,400 +Rs.30/-) U/s. 33(4) & 27(c) of Tamil Nadu Court Fees Act.
Cause of action arose on	:	21.10.2021 and 12.09.2023
Cause of action arose at	:	Tiruvannamalai
Plaint presented on	:	26.09.2023
Plaint filed on	:	26.09.2023

This Original suit has come up before me for final hearing on 06.04.2026 in the presence of **Tr.M. Madhu Prakash**, Learned Advocate appearing for the Plaintiff and **Tr. G.Yoganarashiman**, Learned Advocate appearing for the 1st respondent and **Tr.G.Pugazhenth**i, learned Government Pleader appearing for the 2 to 4 defendants and upon hearing the argument and perusing the oral and

documentary evidence adduced on both side and having stood over for consideration till date, this court doth ordered the following...

DECREE

1.	That the suit be and the same is hereby decreed.
2.	That the Mortgage deed dated 21.10.2021 under Ex.A1 is foreclosed and stands cancelled with a liberty to the 1st defendant to withdraw the amount already deposited by the plaintiff herein and lying in the court deposit by filing necessary application.
3.	That the Sub Registrar D2 and D3 are hereby directed to make necessary entry regarding the cancellation of deed.
4.	That both the plaintiff and defendants shall bear their own cost.

Both side cost memo not filed

Given under my hand and seal of this court, this the 07th day of April- 2026.

**Principal District Judge,
Tiruvannamalai.**

DECREE
O.S.No.213/2023
D.O.D. 07.04.2026

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE, TIRUVANNAMALAI
O.S. No. 213/2023

V.T.Raman

...Plaintiff

/Vs/

1. Abishek and 3 others

....Defendants

VALUATION OF IMMOVABLE PROPERTY FOR PURPOSE OF COURT FEES:

- | | |
|--|--|
| 1. Sec. and Sub section of the Act | : u/s. 33(4) and 27(c) of TNCF Act. |
| 2. Nature of suit | : Suit for Declaration of cancel mortgage deed |
| 3. Annual Revenue or Rent payable | : - |
| 4. Total Market value of the suit properties | : Nil- |
| 5. Value of purpose of court fees | : Rs.40,81,000/- (40,80,000+Rs.1000) |
| 6. C.F.paid | :Rs.1,22,430/-(1,22,400+30) |

xxxxx
 Advocate for Plaintiff

(Sd/xxxxxxx)
 (Plaintiff)

/BY ORDER/

Sheristadar