

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE AT TIRUVALLUR

Present: Dr. J. JULIET PUSHPA, Ph.D. (Law)

Principal District Judge, Tiruvallur

Wednesday, the 29th day of April, 2026

H.M.G.O.P. No.13/2026

(CNR No TNTR010108232025)

In the matter of minor

SAANVITHA RAJESH KOTAPADI

(Born on 24.11.2011)

Kotapadi Jayaraman Rajesh

S/o K. Jayaram

...Petitioner

/vs/

NIL

....Respondent

This petition coming on 22.04.2026 for final hearing before me in the presence of M/s DR. Law Chambers, Dhanaram Ramachandran, R. Devi, A.G. Vinodh Choudhary, R. Reka, G. Sanjay, Yashwanth Hariharan, M. Dixshitha, learned Counsel for the petitioner and in spite of notice being issued under various modes, no objectors were present and upon perusing the records and having stood over for consideration till this day, this court delivered the following:-

ORDER

This Petition is filed by the petitioner u/s 8(2)(a) of the Hindu Minority and Guardianship Act, 1956 prays to permit the petitioner to sell the petition schedule property belonging to the minor Saanvitha Rajesh Kotapadi (born on 24.11.2011) in favour of third party and to deposit the minor's share in any one of the Nationalized Bank account to the credit of the minor ward.

2. The brief averments in the petition are as follows:-

According to the petitioner, the minor Saanvitha Rajesh Kotapadi is his daughter born on 24.11.2011. The petition schedule property originally belonged to petitioner's parents Kotapadi Jayaram and mother Vijaya J. Kotapadi who jointly purchased the same under registered sale deed dt. 23.04.2012 vide Doc.No.5740/2012 of SRO, Konnur. They both settled the petition schedule property in favour of petitioner's minor daughter Saanvitha Rajesh Kotapadi by way of settlement deed dt. 10.12.2024 under Doc.No.7611/2024 of SRO, Konnur. The minor ward is under the care and custody of the petitioner and he is taking care of all the needs , education and medical expenses of the minor ward being the natural guardian and father of the minor ward. Hence, the petitioner decided to sell the petition schedule property since the petitioner has no stable income to provide good education to their minor daughter Saanvitha Rajesh Kotapadi. Accordingly, he entered into a sale agreement on behalf of the minor ward with M/s Gravity Coating Solutions represented by its Partner Alvin Thomas Varghese on 05.01.2026 agreeing to sell the petition schedule property for a total sale consideration of Rs.4,98,50,000/- and received advance of Rs.1,48,50,000/-. The sale proceeds will be utilized for the welfare of the minor Saanvitha Rajesh Kotapadi towards her education and other requirements. Hence, this petition seeking permission to sell the petition schedule property on behalf of the minor ward.

3. The petition was taken on file and the general notice about the petition was widely informed to the public through court notice board, beat of *tom tom* and

paper publication made in one issue of Tamil Daily. There was no objectors.

4. The petitioner was examined as PW1 and the intending purchaser Alvin Thomas Varghese was examined as PW2 and marked Ex.P1 to Ex.P11.

5. The points for consideration is

1. Whether the petitioner shall be permitted to sell the petition schedule property on behalf of his minor daughter, Saanvitha Rajesh Kotapadi as prayed for ?

2. Whether this Original Petition is to be allowed ?

6. POINTS :-

Heard petitioner. Perused the records.

This Petition is filed by the petitioner under section 8(2) (a) of the Hindu Minority and Guardianship Act prays seeking permission to sell the petition schedule property on behalf of his minor daughter Saanvitha Rajesh Kotapadi and to deposit the value of sale consideration in the name of the minor ward.

7. The petitioner in order to substantiate his case has examined himself as PW1. He is the mother of her minor daughter, Saanvitha Rajesh Kotapadi born on 24.11.2011. The petition schedule property was jointly purchased by the petitioner's father and mother, Kotapadi Jayaram and mother Vijaya J. Kotapadi under registered sale deed dt. 23.04.2012 vide Doc.No.5740/2012 . It is evident from **Ex.P2**, certified copy of the sale deed dt. 23.04.2012. Subsequently, the petitioner's parents jointly executed a settlement deed 10.12.2024 under Doc.No.7611/2024 in favour of petitioner's minor daughter, Saanvitha Rajesh Kotapadi, thereby

bequeathing the petition schedule property in favour of petitioner's minor daughter. It is evident from the certified copy of the Settlement deed, dt. 10.12.2024, **Ex.P3**. Thus, the petitioner's minor daughter Saanvitha Rajesh Kotapadi is the absolute owner of the petition schedule property under the above said settlement deed.

8. Since the petitioner is in need of financial assistant for providing better education and other requirements of his daughter, he decided to sell the petition schedule property. Accordingly, on behalf of the minor ward, the petitioner entered into an unregistered sale agreement on 05.01.2026 with M/s Gravity Coating Solutions represented by its Partner Alvin Thomas Varghese agreeing to sell the petition schedule property for a total sale consideration of Rs.4,98,50,000/- and received advance of Rs.1,48,50,000/-, which is evident from **Ex.P10** sale agreement dated 05.01.2026 and evidence of the intending purchaser, PW2. Selling the petition schedule property for a total sale consideration of Rs.1,48,50,000/- is beneficial, which is evident from its guideline value, **Ex.P9**. The petitioner is ready to deposit the value of sale consideration in the name of her minor daughter in a nationalized bank.

9. The reason deposed by the petitioner for selling the petition schedule property is for the expenses for his minor daughter's education expenses and also for her future requirements , he intended to sell the petition schedule property on behalf of the petitioner's minor daughter .

10. The petitioner is the mother of her minor daughter, Saanvitha Rajesh Kotapadi. The petitioner seeks permission for selling the the petition schedule property. It is also proved from evidence of PW1 and **Ex.P1** birth certificate of minor daughter Saanvitha Rajesh Kotapadi that she is a minor.

11. Considering the fact that minor is under the care and custody of the petitioner and the fact that the petitioner, being the father now intends to sell the petition schedule property is only to safeguard the interests of his minor daughter, Saanvitha Rajesh Kotapadi, this court concludes that petitioner can be permitted to sell the petition schedule property in favour of the prospective purchasers with condition of depositing the total sale consideration in favour of the minor ward. These points answered accordingly in favour of the petitioner.

In the result, the petitioner, Mr. Kotapadi Jayaraman Rajesh, S/o K. Jayaram, the father of the minor ward namely, Saanvitha Rajesh Kotapadi (Born on 24.11.2011) is permitted to sell the petition schedule property on behalf of the minor ward. The total sale consideration shall not be less than the market value. The petitioner shall deposit the total sale consideration of the petition schedule property before this court along with registration copy of sale deed within two months from the date of completion of sale, for investing the sale consideration in the name of the minor ward in any one of the nationalized bank, till the minor ward attains majority. The petitioner, mother of the minor ward shall draw accrued interest on the deposit amount once in three months from the bank directly and utilize the same for the benefit, interest and welfare

of the minor ward. The petitioner is directed to submit the accounts once in every six months before this court till the minor ward attains majority.

Accordingly, the petition is allowed under section 8(2)(a) & (5) of the Hindu Minority and Guardianship Act 1956.

Dictated to steno-typist, transcribed by him , corrected and pronounced by me in open court, this the 29th day of April, 2026

**PRINCIPAL DISTRICT JUDGE,
TIRUVALLUR**

Petitioners side witnesses:-

PW.1 - Mr. Kotapadi Jayaraman Rajesh
P.W.2- Mr. Alvin Thomas Varghese

Petitioner's side Exhibits:-

Ex.P1	07.01.2012	Birth certificate of Saanvitha Rajesh Kotapadi
Ex.P2	23.04.2012	Copy of the sale deed under Doc.No.5740/2012 executed in the name of K. Jayaram and J. Vijaya (compared with original)
Ex.P3	10.12.2024	Copy of the settlement deed under Doc.No.7611/2024 executed by Kotapadi Jayaram and Vijaya J. Kotapadi in favor of minor Saanvitha Rajesh Kotapadi (compared with original)
Ex.P4		Copy of the aadhar card of petitioner's wife Divya Rajesh Kotapadi
Ex.P5		Copy of aadhar card of minor Saanvitha Rajesh Kotapadi(compared with original)

- Ex.P6 Copy of aadhar card of petitioner Kotapadi Jayaraman Rajesh (compared with original)
- Ex.P7 16.12.2024 Patta in the name of Saanvitha Rajesh Kotapadi in respect of petition schedule property under Patta No.6745
- Ex.P8 13.12.2024 Encumbrance certificate in respect of the petition schedule property
- Ex.P9 Guideline value of the petition schedule property
- Ex.P10 05.01.2026 Unregistered sale agreement entered between petitioner and M/s Gravity Coating Solution
- Ex.P11 Copy of aadhar card of PW2 Alvin Thomas Varghese (compared with original)

**PRINCIPAL DISTRICT JUDGE,
TIRUVALLUR**