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**In the Court of the II Additional District and Sessions Judge,
Tiruvallur at Poonamallee**

O.S.No.302 of 2019

... Plaintiff

-Vs-

... Defendants

... Plaintiff

... Defendants

Memo of Valuation

Sl.No.	Particulars	
1.	Nature of Suit (Prayer -a)	: Recovery of Possession
2.	Suit Value of Property(B Schedule Property)	: Rs.20,25,000/-
3.	The Court Fee u/s 25(a) of the TNCF and SV Act.	: Rs.60,450/-
4.	Nature of Suit (Prayer -b)	: Declaration
5.	Suit Value	: Rs.5,000/-
6.	The Court Fee u/s 25(d) of the TNCF and SV Act.	: Rs.150/-
7.	Nature of Suit (Prayer -c)	: Injunction
8.	Suit Value	: Rs.5,000/-
9.	The Court Fee u/s 25(c) of the TNCF and SV Act.	: Rs.150/-
	Total Suit Value	: Rs.20,35,000/-
	Total Court Fees	: Rs.60,750/-

Sd/-xxx
Advocate for Plaintiff

Sd/- xxx
Plaintiff

/By Order/

Head Clerk,

II Additional District Court,
Tiruvallur at Poonamallee.

IN THE COURT OF II ADDITIONAL DISTRICT AND SESSIONS
JUDGE,
THIRUVALLUR AT POONAMALLEE



Present: Tmt.G.Bhuvaneswari., B.L.,
II Additional District and Sessions Judge,
Thiruvallur at Poonamallee

On this Thursday, the 2nd day of July - 2026

O.S.No. 302 of 2019

1. Mr. Narasimhan S/o. late Gengappa naicker, Hindu, about 57 years,
 2. Mrs. Kuppammal, W/o.Dhanapal naickar, Hindu, aged about 76 years,
 3. Mrs. Gunapushnam, W/o.Narasima naicker, Hindu, aged about 64 years, 1 to 3
- Plaintiffs are residing at No.25, Dharmaraja Koil Street, Paruthipattu Village,
Poonamallee Taluk, Thiruvallur District.

.... Plaintiffs

1. Mr.Balaraman, S/o. late Gangappa naicker, Hindu, aged about 42 years,
residing at No. 25 Dharmaraja Koil Street, Paruthipattu Village. Poonamallee
Taluk, Thiruvallur District.
2. The Central Government Employees Welfare Housing Organisation,
represented by its Project Manager having his office at Sapper Arcade, No. 1, 1st
Cross Street, Ramappa Nagar, Perungudi, Chennai - 600 096.
3. Mr.R. Kuppan, S/o.late E. Rama naicker, Hindu, aged about 67 years, and
residing at No. 5/18 Karuneegar Street, Paruthipattu Village, Chennai - 600 071.
- 4.Mr.A.R.R. Harimurugan, S/o. late E. Ramu naicker, Hindu, aged about 57
years, residing at No. 5/18 Karuneegar Street, Paruthipattu Village,
Chennai - 600 071.

5. Mrs.S. Sakundhala, S/o. Sagadevan, Hindu, aged not known,
6. Mr. Thamilarasi, S/o.Balakrishnan, Hindu, aged not known,
7. Mr.A. Rukmani , S/o. Anandhasairam, Hindu, aged not known,
- 8.Mr.R. Gopalakrishnan (deceased) S/o. E. Rama naickeer, 5 to 8 Defendants are having address at No. 5/18, Karuneegar Street, Paruthipattu Village, Chennai 600 071.
- 9.Mr. Raj, S/o. R. Gopalakrishnan (died), Hindu, aged not known,
10. Mrs. Kayalvizhi, D/o.R. Gopalakrishnan (died), Hindu, aged not known,
11. Mr. Yuvaraj@ Rajendran, Hindu, Defendants 9 to 11 are age not known but major and are residing at Murasolimaran Nagar, Ganesapuram, Manavala Nagar, Thiruvallur Taluk, Thiruvallur District, Pin-602 002.

.... Defendants

This suit is filed by the plaintiff to Declaration the title of the plaintiffs in respect to the B schedule property and consequential relief of recovery of possession from the 2nd defendant; Declare that the sale deed dated 05.08.2005 bearing Document No. 4491 of 2005 executed by the defendants 3 & 4 in favour of the 2nd defendant is null and void and not binding on the plaintiffs or the suit properties; Grant prohibitory injunction restraining the defendants from in any manner interfering with the peaceful possession and enjoyment of the properties morefully described in the schedule to the plaint after handing over possession of the same; directing the defendants to pay cost of the suit

2. The Plaintiff values this suit for the relief declaration and Recovery of possession in respect of B schedule property valued at Rs. 20,20,000/- and paid the court fee of Rs.60450/- under section 25 of Tamil Nadu Court Fee and Suit Valuation Act and the relief of declaration in respect to the sale deed dated 05.08.2005 is valued at Rs. 5,000/-and paid the court fee at Rs.150/- under

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section 25(d) of Tamil Nadu Court Fee) and Suit Valuation Act and 3d relief of injunction consequential in nature after granting the relief sought in Relief No.1 is valued at Rs. 5000/- and paid the court fee of Rs. 50/- under section 27(c) of Tamil Nadu Court Fee and Suit Valustion Act.

3. Cause of action for the suit arose at Paruthipattur Village, Poonamallee Taluk, Thiruvallur District on 15.97.1943, 21.05.1962, 04.08.2005 and 29.01.2015.

4. This suit was firstly presented before this court on 12.04.2019.

5. This suit coming on this day before me in the presence of Thiru.S.Sridhanaran, Thiru.G.Umashankar, Thiru.M.Pradeep Kumar and J.Issac, the learned counsel for the Plaintiffs and Thiru.R.Mohan and Tmt.P.Hemamalini, learned counsel for 1st Defendant and M/s.S.Thiruvengadam, B.Gandhi, learned counsel for 2nd Defendant Thiru.S.Balamurugan, learned counsel for D3 and 4 and D3 to 11 called absent and set exparte and perusal of records and having stood over for consideration this court passed the doth Decreetal Order as following;

DECREE

1. that the suit be and the same is hereby dismissed for default.
2. that the Plaintiff's do bear his own cost of Rs.60,760/- and the Defendants do bear their own cost of Rs. 30.00.

SCHEDULE OF PROPERTY

A SCHEDULE:-

The following lands at Paruthipattu Village, Poonamallee Taluk, Thiruvallur District.

1. Survey No. 612/2B	-	Ac. 1.23 cents
2. Survey No. 483/1	-	Ac. 0.081 cents
3. Survey No. 483/3	-	Ac. 0.48 cents
4. Survey No. 611/2	-	Ac. 0.23 cents
5. Survey No. 612/2A	-	Ac. 0.92 cents
Total	-	Ac. 3.67 cents

B SCHEDULES:-

The following lands at Paruthipattu Village, Poonamallee Taluk, Thiruvallur District.

1. Survey No. 612/282	-	Ac. 0.77 cents
2. Survey No. 611/2	-	Ac. 0.23 cents
3. Survey No. 612/2A	-	Ac. 0.19 cents
Total	-	Ac. 1.19 cents

SCHEDULE OF COST

<u>Plaintiff's side</u>	<u>Rs.</u>	<u>P.</u>	<u>1st Defendant's side</u>	<u>Rs. P.</u>
Stamp on Plaint	60,750.00		Stamp on Vakalath	10.00
Stamp Vakkalath	10.00			
Advocate fee	----			
Advocate Fees	----			
Stamp and Process	----		(Others cost not certified	
(Others cost not certified			for want cost Memo)	
for want cost Memo)	-----			-----
	60,760.00			10.00
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2nd Defendant's side **Rs. P.**

Stamp on Vakalath 10.00

Advocate Fees ----

(Others cost not certified
for want cost Memo)

10.00

3rd and 4th Defendants side **Rs. P.**

Stamp on Vakalath 10.00

Advocate Fees ----

(Others cost not certified
for want cost Memo)

10.00

Given under my hand and the seal of this Court, on this day, the 2nd day of
July - 2026.



**II Additional District and Sessions Judge,
Thiruvallur at Poonamallee.**