

IN THE COURT OF THE DISTRICT MUNSIF, TIRUTTANI
O.S.No.45/2024

K. Vinayagam

...Plaintiff

/Versus/

1. Anjanaya Reddy
2. A. Vani
3. A. Paranthaman
4. Anitha
5. Purushothaman
6. Sekar
7. Chithrakumar
8. Deivanammal
9. The District Collector, Tiruvallur
10. The District Revenue Officer, Tiruvallur
11. The Revenue Divisional officer, Tiruttani
12. The Tahsildar, Tiruttani
13. The Sub Registrar, Tiruttani

...Defendants

MEMO OF VALUATION

1.	Section and Sub section of Act	Sec 25(d) and 27(c) of the TNCF Amended Act 1/17
2.	Nature of the Suit	Suit to declare registered sale deed dated 12.05.1995 null and void and for Permanent injunction.
3.	Annual Revenue or rent payable	—
4.	Market value	—
5.	Value for the purpose of court fees and jurisdiction	Rs.6000/-
6.	Court fee paid U/S 25(d) and 27(c) of TNCF Act	Rs.180/-

Sd/-Tr. P.D. Ravichandran
Advocate for Plaintiff

Sd/-**விநாயகம்**
Plaintiff

/By order/
/True copy/

Sd/- Tr. B. Sundar,
Head Clerk,
District Munsif Court,
Tiruttani.

IN THE COURT OF DISTRICT MUNSIF, TIRUTTANI
Present : Tmt. R.D. Gurulakshmi, M.A., M.L., PGDI & CL
District Munsif, Tiruttani

Dated this Tuesday, 4th day of November 2025.

O.S.No.45/2024

CNR No.TNTR210000562024

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K. Vinayagam, aged about 70 years, son of Krishna Reddy, residing at No.1/49, Vadakku street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

...Plaintiff

/Versus/

1. Anjanaya Reddy, aged about 72 years, Son of Rathina Reddy, residing at No.1/173, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

2. A. Vani, aged about 45 years, wife of Late Nagaraj, residing at No.1/181, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

3. A. Paranthaman, aged about 50 years, Son of Anjanaya reddy, residing at No.1/161, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

4. Anitha, aged about 36 years, wife of Velu, residing at No.1/181, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

5. Purushothaman, aged about 30 years, wife of Late Nagaraj, residing at No.1/181, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

6. Sekar, aged about 45 years, son of Anjanaya Reddy, residing at No.1/173, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.

7. Chithrakumar, aged about 40 years, son of Anjanaya Reddy, residing at No.1/173, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.
8. Deivanammal, aged about 65 years, wife of Anjanaya Reddy, residing at No.1/173, Big street, Dharanivaragapuram village, Murukkampattu post, Tiruttani taluk, Tiruvallur district within the jurisdiction of this Court.
9. The District Collector, Tiruvallur, Office at Tiruvallur district, within the jurisdiction of Tiruvallur District Munsif Court.
10. The District Revenue Officer, Office at Tiruvallur, within the jurisdiction of Tiruvallur District Munsif Court.
11. The Revenue Divisional Officer, Office at Tiruttani, within the jurisdiction of this Court.
12. The Tahsildar, Office at Tiruttani, within the jurisdiction of this Court.
13. The Sub Registrar, Office at Tiruttani, within the jurisdiction of this Court.

...Defendants

This suit is filed for declaring the registered sale deed dated 12.05.1995 as null and void, permanent injunction and for costs.

The suit was first presented before this Court on 10.08.2024.

The cause of action for the suit arose on 29.11.1985, 12.05.1995, 19.01.2024, 06.02.2024 at Dharanivaragapuram village, Tiruttani Taluk, Tiruttani firka, Tiruvallur District within the jurisdiction of this Court.

The Suit is valued as Rs.6,000/- and paid court fee of Rs.180/- u/S 25(d) and 27(c) of TNCF Amended act 1/2017.

This suit is coming today for final hearing before me in the presence of M/s.P.D.Ravichandran, A. Ramani Counsels for Plaintiff, M/s. N.A. Vignesh, S.Rajesh, Counsel for Defendants 1 to 5, Mr. P. Kuppan, Counsel for D6 to D8, Government pleader appeared for D9 to D13 and set exparte for not filing

written statement. Upon perusing the entire case records and having stood over for consideration till this day this court delivered the following:-

DECREE

1. That the Suit be and the same is hereby dismissed for default.
2. That the Plaintiff do pay costs to the defendants.

SCHEDULE OF PROPERTY

Tiruvallur District, Tiruttani Taluk, in Dharanivaragapuram village, bearing Patta No.69, Nanjai S.No.176/12, Hec.0.11.50 i.e., 0.29 cents.

SCHEDULE OF COST

Both side cost memo not filed.

Given under my hand and the seal of this court, on this the 04.11.2025.

District Munsif,
Tiruttani.