



IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE, TENKASI
PRESENT: THIRU. B.RAJAVEL, B.SC.,B.L.,
Principal District Judge, Tenkasi
Monday the 06th day of July 2026

O.S. No. 211/ 2025

K.M. Asan Ibrahim, aged 70 years, S/o Mohammed Yusuf, residing at Vanuvar Street, Kadayanallur Village and Kaspas, Kadayanallur Taluk.

... Plaintiff

/Versus/

A.Fathima Beevi, aged 48 years, W/o Abubakar Siddiq, residing at D.No.175D1/A, Road Number 11, Kadayanallur, Kadayanallur Taluk.

... Defendant

The suit is filed by the plaintiff under Order 7 Rule 1 of CPC, for the relief of Specific Performance of contract directing the defendant to execute the sale deed in respect of the schedule property in favour of the plaintiff after receiving the balance amount of Rs.1,00,000/- as per the sale agreement dated 21.05.2025 and hand over the possession within a time stipulated by this court failing which to execute the sale deed through the court on the basis of sale agreement or the alternative relief to recover a sum of Rs.64,00,000/- from the defendant with 12% interest from the date of plaint and for costs.

Plaint presented on : 31.07.2025 & 12.08.2025

Plaint was taken on file on : 13.08.2025

Cause of action : 21.05.2025, 28.06.2025 at Kadayanallur Taluk and Village

Total value : Rs.65,00,000/-

Court fee paid Rs.1,95,000- u/s 42(a) @ 22 of TNCF and SV Act.

This suit having come up for final hearing before this Court on 30.06.2026, in the presence of Thiru.S.Pandiyarajan, learned counsel for the plaintiff and Defendant called absent, set exparte and upon hearing Petitioner's side, and doth order and decree as follows;

DECREE

1. that the suit be and the same is hereby decreed.
2. that the defendant is directed to execute and register the sale deed in favour of the plaintiff in respect of the suit property, after receiving the balance sale consideration of Rs.1,00,000/- within two months from the date of this decree.
3. that the plaintiff shall deposit the balance sale consideration of Rs.1,00,000/- into Court within one month from the date of this decree, if not already deposited.
4. In the event of the defendant failing to execute the sale deed within the stipulated time, the plaintiff is at liberty to have the sale deed executed through the process of the Court in accordance with law.
5. that the no separate order is necessary regarding the alternative relief in view of the decree for specific performance.
6. that the plaintiff is entitled to recover the cost of Rs.2,08,366/- from the defendant.

Cost Statement

	Plaintiff side	Defendant side
Court fee	1,95,000.00	NIL
Vakalath	10.00	
Batta Memo	8.00	
Documents affixed court fee	15.00	
Advocate Senior Fee	10000.00	
Advocate Junior Fee	3333.00	
Total	Rs.2,08,366.00	

(Cost taxed under Rule 96 in CRP Volume – 1.)

Schedule of Property

NIL

Given under my hand and seal of this court this the 06th day of July, 2026.

Principal District Judge,
Tenkasi.