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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 10.04.2026

CORAM:

THE HONOURABLE MR. JUSTICE SENTHILKUMAR RAMAMOORTHY

Comp.A.No.116 of 2020

in C.P.No.57 of 1998

and C.S.No.837 of 1998

Kilai Maxworth Orchard Owners' Association, Rep.by its Secretary
Having office at No.1, Perianna Maistry Street, Chennai 600 001.
.. Applicant/Plaintiff

vs.

The Official Liquidator, Liquidator of Maxworth Orchards India Ltd.,
High Court of Judicature, No.29, Rajaji Salai,
Madras High Court, Chennai 01. .. Respondent

For Applicant : Mr.M.Aravind Subramaniam, Senior Advocate
for Ms.R.Divya Priya

For Respondent : Mr. Pola Raghunath, Official Liquidator

Mr. H. Karthik Seshadri, assisted by
Mrs.Nagasaila Suresh, Administrator

ORDER

The Official Liquidator has filed memo dated 09.04.2026 along with the valuation report of ITCOT in a sealed cover. The sealed cover was opened in Court. Out of the total extent of 13.89 acres, ITCOT has excluded the extent of 11.39 acres constituting internal roads and common area and provided a valuation only in respect of 2.50 acres. As



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SENTHILKUMAR RAMAMOORTHY,J.

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regards said 2.50 acres, the fair market value has been arrived at in a sum of Rs.216.25 lakhs and the distress sale value in a sum of Rs.194.63 lakhs.

2. The Official Liquidator is directed to call upon ITCOT to also submit a valuation report in respect of the remaining 11.39 acres of internal roads, open spaces and common areas. A copy of this report may be shared with the other parties.

3. List the matter on 12.06.2026.

10.04.2026

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