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IN THE HIGH COURT OF JUDICATURE AT MADRAS

(ORDINARY ORIGINAL CIVIL JURISDICTION)

WEDNESDAY, THE 10TH DAY OF NOVEMBER 2021

THE HON'BLE MR. JUSTICE N.SESHASAYEE

C.S.No.462 of 2013

S.RAMESH

S/O.K.V.P.SADAYANDI,

NO.15, NAGESWARA RAO ROAD,

T.NAGAR CHENNAI – 600 017

..Plaintiff

-Vs-

1. M/S.RAJINI "K" CONSTRUCTIONS

A PARTNERSHIP FIRM, REP. BY ITS PARTNERS,

NEW NO.5, APPU STREET,

2ND LANE, MYLAPORE,

CHENNAI-600 004

2.MRS.K.RAJINI

W/O.LATE MR.KESAVAN,

NEW NO.5, APPU STREET,

2ND LANE, MYLAPORE,

CHENNAI- 600 004

3.MRS.B.SASIKALA

W/O.S.J.BHASKAR,

NO.48, ABRAHAM STREET,

MYLAPORE, CHENNAI-600 004

4.MRS. SRIDEVI NAGARAJ

W/O.LATE MR.NAGARAJ

5. MASTER.N.PRANAV, MINOR,

S/O.LATE MR.NAGARAJ



6. MASTER N.ADITYA, MINOR,
S/O.LATE MR.NAGARAJ,
MINORS 5 AND 6 ARE REPRESENTED
BY THEIR MOTHER AND NATURAL GUARDIAN,
MRS.SRIDEVI NAGARAJ,
4TH DEFENDANT HEREIN

4 TO 6 ARE RESIDING AT
NO.4, SAI NIVAS APARTMENTS,
NO.159, BHARATHIDASAN STREET,
BHASKAR COLONY, VIRUGAMBAKKAM,
CHENNAI-600 092

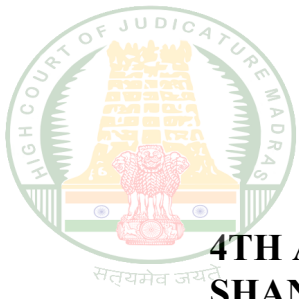
7. R.SUBRAMANI,
S/O.K.RADHAKRISHNAN,
NO.30/85 MUTHAIAH STREET,
VELLALA TEYNAMPET,
CHENNAI- 600 086

8. P.VEERASAMY
S/O.MR.V.PALANIVELU,
NO.5/21 BLUE BEACH ROAD,
NEELANGARAI,
CHENNAI – 600 115

9. S.J.BHASKAR
NO.48, ABRAHAM STREET,
MYLAPORE CHENNAI – 600 004

*** 10. R. SELVAM,
S/O.S.RAMASAMY,
NO.192/2, NALANTHA FLATS,
4TH AVENUE, SHANTHI COLONY,
THIRUMANGALAM, ANNA NAGAR,
CHENNAI-600 040**

*** 11. LAKSHMANAN
REP BY ITS POWER OF ATTORNEY
HODLER MR R.SELVAM,
S/O.S.RAMASAMY,
NO.192/2, NALANTHA FLATS,**



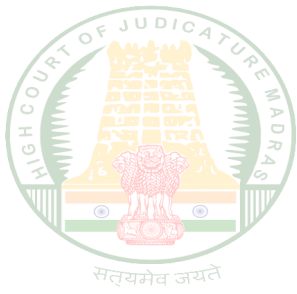
**4TH AVENUE ,
SHANTHI COLONY,
THIRUMANGALAM,
ANNA NAGAR, CHENNAI -600 040**

*** (IMPLEADED AS D10&D11 AS PER ORDER DATED 20/01/16,
IN A.NO.2500/15 IN CS.NO.462/2013)**

This civil suit coming on this day before this court for hearing, the court made the following order:

Heard both sides and perused the pleadings. The following issues are framed for consideration of the suit :

- 1) Whether the Sale Agreement dated 20.07.2007 is compulsorily registerable and whether it is valid to claim that the Agreement is enforceable by law as same is unregistered?*
- 2) Whether the plaintiff was ready and willing to perform the sale agreement dated 20.07.2007, executed by defendants 1 to 3?*
- 3) Whether the defendants have performed their part of the contract and obligation in terms of the agreement?*
- 4) Are the defendants 10 and 11 the title holders of suit property?*
- 5) Whether the suit is collusive suit between the plaintiff and the defendants 1 to 3?*
- 6) Is the sale agreement dated 20.07.2007 enforceable?*
- 7) Is the suit barred by limitation?*
- 8) To what relief are the plaintiffs entitled to?*
- 9) Whether the defendants 1 to 9 have title in them to execute the sale agreement dated 20.07.2007?*



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10) Whether the compromise decree passed by this Court on 09.01.2014 will bind the defendants 10 and 11?

2. Affidavit of documents by two weeks and inspection thereafter in two weeks. Registry is directed to place the Suit before the learned Additional Master-IV for trial on 20.12.2021.

Sd/.N.S.S.J.
10.11.2021

//Certified to be a true copy//

Dated this the th day of 2021

SU/17.11.2021

COURT OFFICER(O.S.)

From 25.09.2008 the Registry is issuing certified copies of the Order/Judgment Decree in this format.