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CS No. 520 of 2013 AND

OA NO. 133 OF 2015, OA NO. 132 OF 2015

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 29-08-2025

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THE HONOURABLE MR JUSTICE C.V. KARTHIKEYAN

CS No. 520 of 2013 AND

OA NO. 133 OF 2015, OA NO. 132 OF 2015

Mr.R.Jayaraman (deceased)

S/o.Late M.Raghavan Naidu

and 3 Others

Plaintiff(s)

Vs

Mrs.Adhilakshmi

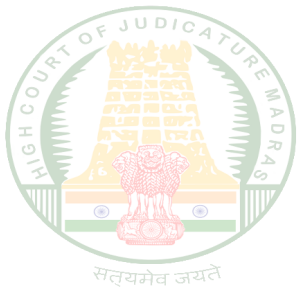
W/o.Late M.Raghavan Naidu and 11
Others

Defendant(s)

OA No. 133 of 2015

Mr.R.Jayaraman

S/o.Late M.Raghavan



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CS No. 520 of 2013 AND

OA NO. 133 OF 2015, OA NO. 132 OF 2015

Applicant(s)

Vs

Mrs.Adhilakshmi

W/o.Late M.Raghavan Naidu and 8 Others

Respondent(s)

OA No. 132 of 2015

Mr.R.Jayaraman

S/o.Late M.Raghavan Naidu

Applicant(s)

Vs

Mrs.Adhilakshmi

W/o.Late M.Raghavan Naidu and 8 Others

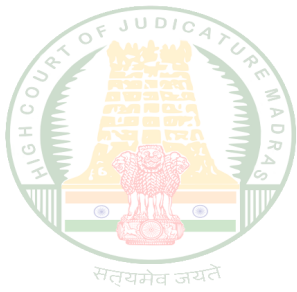
Respondent(s)

CS No. 520 of 2013

For Plaintiff(s): Mr.S.R.Raghunathan

For Defendant(s): Mr.P.Sivamani for D3 & D6

Mr.T.M.Hariharan for D8



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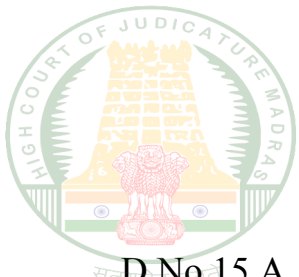
ORDER

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This Court had a deep discussion with the learned counsel for the plaintiffs and defendants. I must place on record my deep appreciation for the sanguine method in which the issue was addressed by Mr.S.R.Raghunathan, learned counsel for the plaintiffs, Mr.P.Sivamani for D3 & D6 and Mr.T.M.Hariharan for D8.

2.The suit had been filed seeking partition of the schedule mentioned properties by metes and bounds and allot 1/10th share to the plaintiffs and for directions against defendants to render accounts and for mense profits.

3.This order today is confined to three items in the schedule of property, namely, a Theatre Complex, called, Ganga, Yamuna and Cavery, in S.No.84/6, Villivakkam – Red Hills Road, Kolathur, Chennai – 600 099, measuring about 45302 sq.ft., which is equivalent to 18.78 grounds, which is item No.1 in the suit schedule property and land and building at D.No.15, Western Part in North Mada Street, Kolathur, Chennai – 600 099, which is item No.5 in the suit schedule property and



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D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099, which is item No.6 in
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the schedule to the plaint.

4.The plaintiff died pending suit and his legal heirs had been brought on record.

It is now the common stand of both plaintiffs and the defendants that the plaintiffs would be entitled to an undivided 1/7th share of the suit properties and also of the value of the Theatre and till the Theatre is valued, the income received from the Theatre Complex. As a preliminary step towards bringing about an amicable settlement, a Valuer had been pointed to value the Theatre Complex/item No.1 of the suit schedule and land and building at D.No.15, Western Part in North Mada Street, Kolathur, Chennai – 600 099/item No.5 of the suit schedule and land and building at D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099/item No.6 of the suit schedule. It is also been mentioned that the plaintiffs who are now prosecuting the suit are residing in D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099/item No.6 of the suit schedule. The plaintiffs had submitted the fair market value of the property which was directed by an order dated 09.06.2025 and a memo dated



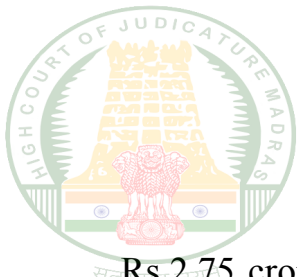
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01.07.2025 had been filed by the learned counsel for the plaintiffs. The value of the
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Theatre was given at Rs.40 crores and the value for the land and building at D.No.15, Western Part in North Mada Street, Kolathur, Chennai – 600 099 was given as Rs.2.75 crores and the value of the land and building at D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099 was given as Rs.1.60 crores. The valuations given were not to the satisfaction of the parties and even though this valuation was directed by the learned Single Judge of this Court, the valuation presented by that Valuer was also not to the satisfaction of the Court. The Court therefore had to strike a middle path and relied on the good offices of the learned counsels to prevail upon their respective clients to agree for a practical value of the Theatre and two houses at D.No.15 & 15 A North Mada Street, Kolathur, Chennai – 600 099.

5.After discussions, it has now come forth from the defendants also that the Theatre Complex Ganga, Yamuna and Cavery in S.No.84/6, Lakshmi Amman Kovil Street, Kolathur, Chennai – 600 099, measuring about 18.78 grounds could be valued totally at 48 crores. Similarly, the value of the land and building at D.No.15 North Mada Street, Kolathur, Chennai – 600 099, for which the value had been given at



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सत् Rs.2.75 crores could now be valued at 1.54 Crores. With respect to the third item,

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namely, land and building at D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099, for which the value had been given at Rs.1.60 crores could now be valued at Rs.1.90 crores. These three values have been stated by the Court in the presence of both learned counsels. The plaintiffs would now be entitled to 1/7th share in each one of the three properties.

6.The learned counsel for the plaintiffs stated that the plaintiffs may be permitted to take up the land and building at D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099, in entirety and they would work out the equity by adjusting the value and the share of the defendants by deducting the amount receivable towards the benefit which they would get by taking that particular property in entirety. This requires a calculation to be done and I am confident that the learned counsels who are now present would calculate, the actual amounts which will have to be paid by the defendants to the plaintiffs and to retain the land and building at D.No.15 A, North Mada Street, Kolathur, Chennai – 600 099, in entirety. Till the



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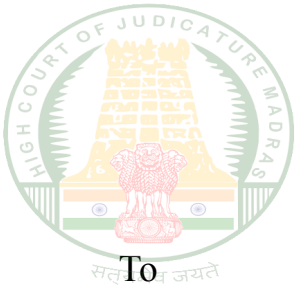
actual amounts are paid towards the 1/7th share of the Theatre complex and the land and building at D.No.15, North Mada Street, Kolathur, Chennai – 600 099, which the learned counsel for the defendants have stated would be effected within period of three months. To the plaintiffs, let the share in the Theatre income be 1/6th till the final payment be made to the plaintiffs.

7.The learned counsel for the plaintiffs and the defendants may again use their good offices to bring about a compromise memo putting the aforementioned observations of this Court in writing and it is hoped that all the parties will affix their signature in the same. Atleast so far as these three properties are concerned, peace would be gained in the family.

8.For filing a memo of compromise, call the matter on 08.09.2025.

29-08-2025

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1.Mrs.Adhilakshmi

W/o.Late M.Raghavan Naidu

2.R.Srinivasan

S/o.Late M.Raghavan Naidu Both
Residing At No.15 North Mada Street
Kolathur Chennai 99

3.R.Vijayalakshmi

W/o.Ram Mohan No.61 Ii Block
Pugazhenthai Salai J.J. Nagar Chennai

4.R.Palani

S/o.Late M.Raghavan Naidu No.15 North
Mada Street Kolathur Chennai 600 099

5.R.Durai

S/o.Late M.Raghavan Naidu No.6b North
Mada Street Kolathur Chennai 600 099



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6.R.Saraswathi(Deceased)

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W/o.Ramu No.6 Dhanapalan Nagar
Kolathur Chennai 600 099

7.R.Lakshmanan (deceased)

S/o.Late M.Raghavan Naidu 15a North
Mada Street Kolathur Chennai 600 099

8.R.Suresh

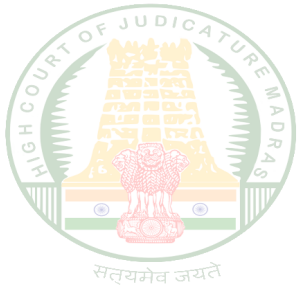
S/o.Late M.Raghavan Naidu 6b North
Mada Street Kolathur Chennai 600 099

9.R.Venkatesh

S/o.Late M.Raghavan Naidu 15a North
Mada Street Kolathur Chennai 600 099

10.V. Ramu

No.6, Dhanapalan Nagar, Kolathur,
Chennai 99(10th Defendant Is Brought
On Record As Legal Heir Of The
Deceased 6th Defendant As Per Order Dt
19/03/2019 In Appln No.2173/19)



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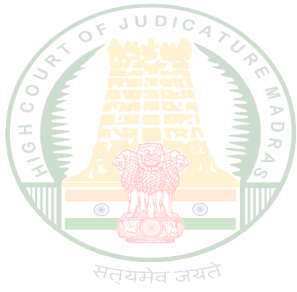
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11.Rekha,

W/o.R.Lakshmanan, 15a North Mada St,
Kolathur, Ch-600 099.

12.L.Yashika,

D/o.r.lakshmanan, Minor Represented By
His Mother And Natural Guardian Rekha,
15a North Mada St, Kolathur, Ch-600
099.(defendants 11 And 12 Are Brought
On Record As Legal Heirs Of The
Deceased 7th Defendant As Per Order
Dated 22.12.2021 In A.no.4636/2021).



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C.V.KARTHIKEYAN J.

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