



**S.A.No.355 of 2026**

**S.SOUNTHAR,J.**



The Second Appeal is admitted on the following substantial question of law:-

i) *Whether the judgment and decree of the First Appellate Court is unsustainable in law for having been founded upon the Power of Attorney dated 09.04.2001 (Ex.B1) and the Sale Agreement dated 25.04.2001 (Ex.B2), which in law do not convey or create any right, title, or interest in immovable property as required under Section 54 of the Transfer of Property Act, 1882?*

ii) *Whether the judgment and decree passed by the first appellate court is vitiated by non-consideration of the title deed of the appellant marked as Ex.A3 dated 31.01.2002, which is anterior in time when compared to the title deed of the respondent marked as Ex.B3 dated 13.06.2002?*

2. Mr.S.Arjun, learned counsel takes notice for the sole respondent.

3. Registry is directed to call for records from the courts below.

4. List the matter after four weeks.

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**08.06.2026**

**(1/3)**