



IN THE HIGH COURT OF JUDICATURE AT MADRAS

**DATED: 09-09-2026**

CORAM

**THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY**

**COMP.A Nos. 226 & 227 of 2026**

**in**

**Comp.A.No.92 of 2026**

**In both CAs**

M/s.PNA Projects

(a partner ship firm) Rep.by its Managing Partner,  
Mr.A.Vijaykrishnan, having office at No.38/30C,  
1st Floor, Road Street, Upstair, Peranamallur,  
Vandavasi Taluk, Tiruvannamalai, District-604503

..Applicant(s)

Vs

1. The Official Liquidator Of M/s.Maxworth Orchards(india) Ltd.,  
as the Provisional Liquidator of M/s.Maxworth Orchards(India) Ltd., (in provisional Liquidation) No.29, Rajaji Salai, Corporate Bhavan, 2nd Floor, Chennai-600 001
2. D.Nagasaila,  
Administrator, Maxworth Orchards(India) Ltd.,  
(In Provisional Liquidation), Old No.38/1, New no.14/1, Akbarabad 2nd Street, Kodambakkam, Chennai-600024

..Respondent(s)

**Prayer in C.A.No.226 of 2026:** This application is filed to extend the time to the applicant to make the balance sale consideration of Rs.5,09,36,984 in respect of SI.No.11 project namely MAX-VADAMANAPAKKAM, KANCHIPURAM HUB by a period of three months or to extend the time till disposal of the rival claim applications by the third parties on the properties brought for sale.

**Prayer in C.A.No.227 of 2026:** This application is filed to permit the applicant



to make a detailed survey of the lands brought for sale in respect of the project MAX-VADAMANAPAKKAM, KANCHIPURAM HUB, in the presence of an official of the Official Liquidators/Administrator office and to submit the survey report to this Hon'ble Court.

**In both CAs**

For Petitioner(s): Mr.J. Nithyanandan

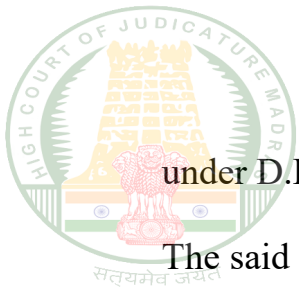
For Respondent(s): Ms.Nagasaila, Administrator  
Mr.N.Chola Rajan, Dy. Official Liquidator

**ORDER**

The applicant was the highest bidder in relation to the land constituting Maxworth Vadamanapakkam Project. The applicant had submitted a bid for Rs.6,35,76,000/-. Asserting that about 4.03 acres has been fenced off by third parties, the applicant has requested for a detailed survey and for extension of time to make the balance payment.

2. Learned Administrator submits that the sale was conducted on “as is where is” basis with express disclaimers with regard to warranties in relation to patent and latent effects. She adds that it is open to the applicant to carry out a survey after paying the full sale consideration and taking a sale certificate.

3. As per the terms and conditions of sale, all bidders were permitted physical inspection of the site and inspection of available documents. Therefore, the request for survey at this juncture cannot be accepted. As regards the request for extension of time, a payment of Rs.1,00,00,000/- has been made today



under D.D. No.396436 dated 24.08.2026 and issued by the State Bank of India.

The said demand draft has been handed over to the Official Liquidator in Court.

After giving credit thereto, the balance sale consideration is Rs.5,09,36,984/-.

This amount shall be paid in two equal installments with the first installment being paid on or before 31.10.2026 and the final installment on or before 31.12.2026.

4. With these observations, both these applicants are disposed of.

**09-09-2026**

Index: Yes/No

Speaking/Non-speaking order

Neutral Citation: Yes/No

KAL



**SENTHILKUMAR RAMAMOORTHY, J.**

**KAL**

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To

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