

IN THE HIGH COURT OF JUDICATURE AT MADRAS

Dated: 03.02.2026

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Coram:

The Honourable Mrs.Justice T.V.THAMILSELVI

**S.A.No.72 of 2026
and C.M.P.No.2089 of 2026**

K.Karthikeyan S/o. Calivardane
Rep. by his duly authorised Power Agent
Mr.Dhayalan S/o. Rangasamy

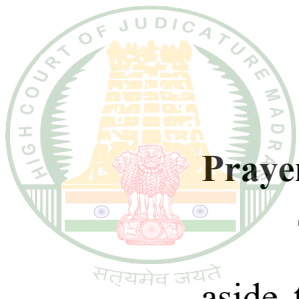
...Appellant

Versus

- 1.Pavadai
- 2.Ezhumalai
- 3.Velan
- 4.Murugan
- 5.Adilakshmi
- 6.Lakshmi
- 7.Surya
- 8.Arul Anand

Represented by their Special Power of Attorney
P.Kumar,
Drowpathi Amman Koil Street,
Karikalampakkam,
Puducherry – 605 007.

...Respondents



Prayer:

This Second Appeal is filed under Section 100 of C.P.C praying to set aside the Judgment and Decree dated 18.09.2025 passed in A.S.No.28 of 2024 by the learned III Additional District Judge at Puducherry by confirming the Judgment and Decree dated 12.08.2024 passed by the Additional Sub Judge at Puducherry in O.S.No.146 of 2020.

For Appellant : Mr.R.Sreedhar

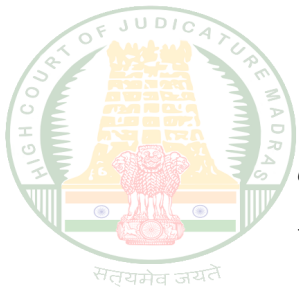
ORDER

Heard the learned counsel for Appellant/Plaintiff.

2. This Second Appeal is admitted on the following substantial questions of law:

“(i) Whether the Lower Appellate Court, after having categorically found that the contract entered between the parties is a legally valid and enforceable document, was justified in law in reversing the decree of the Trial Court on the ground that the defendant would suffer loss, when such a finding is contrary to the settled principles governing specific performance under Section 20 of the Specific Relief Act, 1963?

(ii) Whether the Lower Appellate Court erred in law in reversing a well-reasoned judgment of the Trial Court solely on the ground of escalation in property value, without exercising its discretion to mould the relief by directing the



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appellant/plaintiff to pay reasonable and fair current market value, in consonance with equitable principles under the Specific Relief Act?”

3. Issue notice to the Respondents/Defendants through Court as well as privately, returnable by 26.03.2026.

4. List the case on 26.03.2026. Till then, Respondent/Defendants shall not create any interference to the Appellants/Plaintiffs.

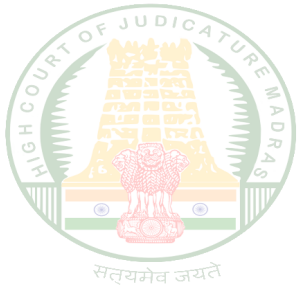
03.02.2026

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To

1.The III Additional District Judge,
Puducherry.

2.The Additional Sub Judge,
Puducherry.



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T.V.THAMILSELVI, J.

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