

IN THE SUPREME COURT OF INDIA
CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NOS.8551-8552 OF 2024

N. RAJENDRAN

APPELLANT(S)

VERSUS

J. PADMAVATHI & ORS.

RESPONDENT(S)

O R D E R

1. Heard learned senior counsel appearing for the parties.

2. The Trial Court decreed the suit for specific performance instituted by the present respondent no.2. The High Court confirmed the decree of the Trial Court. The defendants are in appeal.

3. During the course of arguments, the parties have mutually agreed to settle the dispute.

4. The respondent no.2-plaintiff had deposited the balance sale consideration pursuant to the decree of the Trial Court, which amount is lying in deposit with the Trial Court since 2004. As per the third agreement executed in 1993, the sale consideration was qualified as Rs.8,50,000/- (Rupees Eight Lakhs Fifty Thousand only). Total advance amount which has

remained with the defendants was Rs.4,12,225/- (Rupees Four Lakhs Twelve Thousand Two Hundred Twenty Five only). The land in question was developed and a lay out plan was prepared. A copy of the lay out plan is placed before us. The same is taken on record. According to the lay out plan, more than 60 plots were carved out. Out of these plots, 19 plots have already been sold by the defendants in favour of the respondent no.2, their nominees or assignees.

5. As per the settlement arrived today, the appellant will further transfer 8 plots bearing Nos.5,20,21,32,33,36,39 and 62 earmarked in the lay out plan within a period of eight weeks. The stamp duty and registration charges would be borne by the contesting respondent no.2, their nominees or assignees.

6. In addition to the above transfer of 8 plots, the appellant shall pay an amount of Rs.25,00,000/- (Rupees Twenty Lakhs Five only) to the contesting respondent no.2 (J. Vasanthakumar) within a period of two months.

7. The contesting respondent no.2 will provide the bank details in which the amount will be transferred and further will get all the stamp papers and sale deeds prepared and communicate it to the appellant,

whereupon the sale deeds be executed and registered forthwith.

8. The decree of the Trial Court and the order of the High Court shall stand modified to the above extent.

9. The amount deposited with the Trial Court by the respondent no.2 pursuant to the judgment of the Trial Court, along with accrued interest, shall be returned to respondent no.2 within four weeks from the date a certified copy of this order is produced before the Trial Court.

10. The appeals stand disposed of above. Decree be prepared accordingly.

....., J.
(VIKRAM NATH)

....., J.
(SANJAY KAROL)

....., J.
(SANDEEP MEHTA)

NEW DELHI;
FEBRUARY 06, 2025.