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A NO. 1829 of 2025
IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 21-04-2025

CORAM

THE HONOURABLE MR JUSTICE K.KUMARESH BABU

A No. 1829 of 2025

in

C.S.No.220 of 2024

Chokalal Tejpal Charitable Trust and 4 others
Rep.by its Managing Trustee, Mr.Ashok Kumar
Pengonia. All are having office at No.16,
Narayana Mudali Lane, Chennai 600 079. and 4
Others

Applicant(s)

Vs

Nil
nil

Respondent(s)

For Applicant(s):

Mr.E.Senthil Kumar
For M/s.Sampathkumaar and Associates

ORDER

The present application has been filed to register the sale deed in respect of the Suit Schedule Property in favour of Mr.Khangar Ram, son of Mr.Jetha Ram, aged 65 years, residing at Old No.81, New No.8, Mulla Sahib Street, Sowcarpet, Chennai – 600 001 for Rs.1,60,00,000/- (Rupees One Crore and Sixty Lakhs only) in the above C.S.No.220 of 2024.



2. Heard Mr.E.Senthil Kumar, learned counsel appearing for the applicants.

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3. By order dated 21.01.2025, this Court had granted permission to negotiate the prospective buyer on the following terms and allowed the suit.

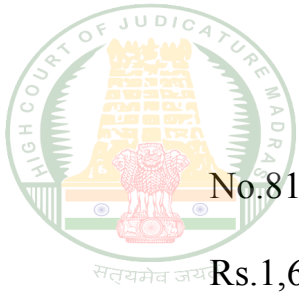
“(a) Before registering the property, the plaintiffs shall seek permission of this Court for registration and the mode of investment of the sale proceeds to be disclosed.

(b) The said process of selling the property shall be completed within a period of six months.

(c) No registration of the property to be done without the permission of this Court”

4. Even though this Court had allowed the suit, had directed the plaintiffs to seek permission of this Court for registration and the mode of investment of the sale proceeds to be disclosed.

5. The present application had been filed seeking to permit the plaintiffs to register the sale deed in respect of the suit schedule property in favour of Mr.Khangar Ram, son of Mr.Jetha Ram, aged 65 years, residing at Old



No.81, New No.8, Mulla Sahib Street, Sowcarpet, Chennai – 600 001 for
Rs.1,60,00,000/- (Rupees One Crore and Sixty Lakhs only).

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6. The applicants/plaintiffs have an oath in the affidavit filed in support of the application, had stated that the suit schedule property had been agreed to be purchased by the purchaser for a sale consideration of a sum of Rs.1,60,00,000/-(Rupees One Crore and Sixty Lakhs only) after deducting the T.D.S.

7. They had also brought on record that the aforesaid sale proceeds received by the plaintiffs would be deposited in the fixed deposits in Indian Overseas Bank, Sowcarpet Branch, Chennai, initially for a period of two years and thereafter, renewed periodically and only the interest derived from the fixed deposits will be used for fulfilling the objects of the plaintiff Trust.

8. This affidavit is in compliance with the order of this Court dated 21.01.2025.



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9. In such view of the matter, the applicants/plaintiffs are permitted to register the sale deed in respect of the Suit Schedule Property in favour of Mr.Khangar Ram, son of Mr.Jetha Ram, aged 65 years, residing at Old No.81, New No.8, Mulla Sahib Street, Sowcarpet, Chennai – 600 001, for a sale consideration of Rs.1,60,00,000/-(Rupees One Crore and Sixty Lakhs only) as indicated in the affidavit and file a copy of the said fixed deposit before the Registry, High Court of Madras.

10. In fine, the application in A.No.1829 of 2025 in C.S.No.220 of 2024 is ordered. However, there shall be no order as to costs.

21-04-2025

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To
1. Nil
nil