



C.S.No.98 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

WEB COPY

DATED: 07.10.2025

CORAM

THE HONOURABLE MR.JUSTICE P.DHANABAL

C.S.No.98 of 2025 and
O.A.No.462 of 2025 & A.Nos.4906 & 4907 of 2025

1.B.Lalithkumar
Son of Bhawarlal Jain
Door No.49/1 & 2, Ramanuja Iyer Street,
Old Washermenpet, Chennai 600 021

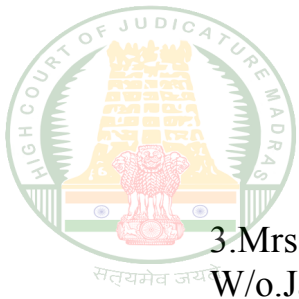
2.P.Dharmalingam
Sonof Periyasamy
61/63/3, Thandavarayan Gramani Street,
Tondiarpet, Chennai 600 081

... Plaintiffs

-VS-

1.Mrs.Kumudhavalli
W/o.Masilamani
No.26A, Gandhi Nagar, 5th Street,
Kodungaiyur,
Chennai 600 118.

2.Mrs.Vasantha
W/o.Nandhakumar
Now residing at
No.26A, Gandhi Nagar 5th Street,
kodungaiyur, Chennai 600 118



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3.Mrs.Devika Rani

W/o.Jayakumar

No.34/59, Vadamalai Street,
Purasawalkam, Veppery,
Chennai 600 007.

... Defendants

PRAYER: Complaint filed under Order VII Rule 1 CPC read with Order IV

Rule 1 of the Original Side Rules, pleased to grant a decree and judgment:-

(a) granting a relief of specific performance of the agreements for sale dated 03.07.2024 executed by Defendants 1 to 3 herein, by directing Defendants 1 to 3 herein to execute and register the sale deed in favour of the Plaintiffs or their nominees, and in default the sale deed be executed and registered by an officer of this Court in favour of the Plaintiffs or their nominees, for the suit property;

(b) for the costs of this suit.

For Plaintiff	: M/s.V.Premkumar S.Sriramulu, D.Bhuvaneswari
For Defendants	: Ms.S.Vennila *****

JUDGMENT

When the matter is taken up for hearing, both side counsels represented that the dispute is settled between the parties and that the plaintiffs have paid a sum of Rs.58,97,028/- to each defendants through separate demand drafts. Plaintiffs and the 2nd and 3rd defendants are present. The 1st defendant appeared through video conference. While this Court



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questioned the second and third defendants regarding compromise, they have admitted the receipt of payment a sum of Rs.58,97,028/- each by way of demand drafts and that the first defendant, who appeared through video conference, has also admitted the receipt of payment.

2. This Court perused the joint memo of compromise. C.S.No.98 of 2025 is disposed of in terms of memo of compromise. In the compromise memo, the parties prayed that the Sub Registrar, Royapuram, Chennai may be directed to register the sale deeds that have been executed by the defendants in favour of the plaintiffs or their nominees with respect to “B” schedule property. It is needless to mention that the concerned Sub Registrar shall register the sale deeds as per rules and procedures and in accordance with law. The said joint memo of compromise dated 07.10.2025 shall form part of the decree. The court fee paid by the plaintiffs shall be refunded as per rules. Consequently, connected applications are closed.

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Index : Yes / No

Internet : Yes / No

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