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IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 21.03.2025

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THE HONOURABLE MR.JUSTICE SENTHILKUMAR RAMAMOORTHY

Comp.A.No.211 of 2024
in C.P.No.57 of 1998

M/s.Shriram Infra, Represented by its partner
Mr.Rajasekar, R, No.43/B, Gandhi Nagar,
Marakkanam Road, Tindivanam 604 002

... Applicant

-VS-

The Official Liquidator, High Court Madras
as the provisional Liquidator of M/s. Maxworth Orchards (India) Limited,
Corporate Bhavan, IInd Floor, 29, Rajaji Salai,
Chennai 600 001 and 2 Others

... Respondents

For Applicant : Mr.Rohan Rajasekaran

For Respondents : Mr.T.Arunkumar, AGP
Ms.Ambili.B, Deputy Official Liquidator
Mrs.Nagasaila Suresh, Administrator

ORDER

The applicant was the auction purchaser in respect of an extent of
229.37 acres in 3 villages of Vanur Taluk, Villupuram District constituting



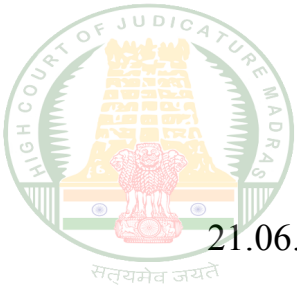
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the Maxworth-Pondicherry project. The total extent of land in the said project was originally 277.62 acres. In the affidavit, the applicant asserts that he sought to purchase the extent of 48.25 acres, which had been registered by the company in liquidation prior to liquidation in favour of about 116 customers. Since the third respondent / Sub Registrar, Marakkanam refused to register sale deeds in favour of the applicant, the present application has been filed.

2. Learned Administrator has filed additional report dated 12.02.2025.

In such report, after examining the records, learned Administrator has confirmed that the entries in the rejection order relate to sale deeds executed prior to liquidation by the company in liquidation to and in favour of its customers.

3. Learned counsel for the third respondent submits that the applicant's request for registration was rejected in view of multiple transactions having been undertaken in relation to the same survey number, without any sub division. He reiterates the contents of the order issued on



21.06.2024.

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4. In the additional report, as noticed above, learned Administrator has stated that 229.37 acres was sold to the applicant in an auction sale, and that the sale certificate in favour of the auction purchaser was registered through the same Sub Registrar Office. It is also stated therein that the remaining extent of 48.25 acres was not brought for auction sale since the said extent had been transferred prior to liquidation in favour of customers of the company in liquidation.

5. In view of the above position, the third respondent is directed to receive and register sale deeds presented by the applicant subject to compliance with other requirements, such as payment of stamp duty and registration fees, in this regard. This application stands disposed of on these terms.

21.03.2025

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SENTHILKUMAR RAMAMOORTHY,J

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