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Arb.Appln.No.756 of 2025, E.P.Nos.138, 139 & 140 of 2025 &
Arb.O.P.(Com.Div.) No.83 of 2025

IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED : 30.01.2026

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THE HONOURABLE Mr.JUSTICE N. ANAND VENKATESH

Arb.Appln.No.756 of 2025

AND

E.P.Nos.138, 139 & 140 of 2025

AND

Arb.O.P.(Com.Div.) No.83 of 2025

Arb.Appln.No.756 of 2025

1.Sujay Senthil

2.Siranjeevi Saravanan

3.Varahamurthy Ventures Private Limited

(formerly GK Alloy Steels Private Limited)

Rep. through its Authorised Signatory Mr.K.Venkatesh

364, Bharathiar Road, Coimbatore 600 017

.. Applicants

Vs

Coromandel Engineering Company Limited

Rep. through its Managing Director

Ground Floor, Bascon Futura SV

No.10/2, Venkatanarayana Road

T.Nagar, Chennai 600 017

.. Respondent

PRAYER

To direct the Respondent herein to return the Original Title Deeds and other records of the Applicants related to the property situated at Chinavadampatti Village, Coimbatore Taluk, Coimbatore pertaining to Survey No.23/1, 24/2-part 25/2 part, 23/2A, 22/1A admeasuring 10 acres under the custody of respondent in

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connection with the Development Agreement dated 23.05.2008 pending enforcement of the Award dated 20.09.2024 passed by the learned sole Arbitrator.

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For Applicants : Mr.Om Prakash, Senior Counsel
for Mr.K.Nishanth
For Respondent : Ms.S.Elambarathi

ORDER

Learned counsel for the petitioner in Arb.O.P.(Com.Div.) No.83 of 2025 seeks for some time to number the application filed for raising additional grounds.

2.Learned Senior Counsel appearing on behalf of the respondents in this petition who are the award holders, submitted that this Court passed an order on 18.02.2025 and it was followed by an another order on 19.03.2025, and it was made clear that no interim stay will be granted. Hence, the execution petitions were listed along with the main original petition.

3.Learned Senior Counsel further submitted that as per the Award, the total amount that is due and payable to the award holders as on date is roughly Rs.1.59crores.



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4.E.P.No.140 of 2025 has been filed for a direction to the 2nd respondent/

garnishee to deposit the rental caution deposit with the petitioners/claimants.

Learned counsel for the 1st respondent/judgment debtor seeks for some time to file a counter.

5.Arb.Appln.No.756 of 2025 has been filed under Section 9 of the Arbitration and Conciliation Act, 1996, for a direction to the judgment debtor to return back all the original title deeds and other records pending the enforcement of the Award dated 20.09.2024.

6.Learned Senior Counsel appearing on behalf of the award holder submitted that even, if the title deeds are not handed over to the award holder, the same can be directed to be deposited in the Court, to ensure that the same is secured, pending the final disposal in the petition filed under Section 34 of the Arbitration and Conciliation Act, 1996.

7.In the considered view of this Court, as per the Award passed by the sole Arbitrator, one of the reliefs that was granted was, a direction to the judgment debtor to return the claimant's title deeds and other records relating to the subject property which was handed over, in connection with the development agreement

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dated 23.05.2008. No prejudice will be caused to the judgment debtor, if those title deeds and records are deposited before this Court and it need not be handed over to the award holder, for the present.

8.In view of the above, *Arb.Appln.No.756 of 2025 is disposed of* with a direction to the judgment debtor to deposit the title deeds and other records relating to the subject property of the award holder, in connection with the development agreement dated 23.05.2008, before the next date of hearing.

9.The application filed by the judgment debtor for raising additional grounds, shall be numbered and it shall be listed for hearing.

10.Post these cases for hearing on 18.02.2026.

11.In the meantime, the garnishee shall file a counter in E.P.No.140 of 2025. A.No.686 of 2025 has already been closed by this Court. Therefore, Registry is directed not to show this application in the cause list.

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N.ANAND VENKATESH, J.

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