



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 02-06-2026

CORAM

THE HON'BLE MR.JUSTICE K.KUMARESH BABU

**CS No. 225 of 2025
and A.No. 1237 of 2026
and O.A. No. 931 of 2025**

1. B.Lalithkumar
S/o.Bhawarlal Jain,
Door.Nos.49/1 and 2,
Ramanuja Iyer Street,
Old Washermenpet, Chennai – 600 021.
2. P.Dharmalingam
S/o.Periyasamy,
61/63/3, Thandavarayan Gramani Street,
Tondiarpet, Chennai – 600 081.

..Plaintiff(s)

Vs

P.C.Thanikavel
S/o.Late. Chittibabu,
13/7, 15th Street, Jai Nagar,
Arumbakkam, Chennai – 600 106.

..Defendant(s)

Suit filed under Order VII Rule 1 of CPC read with Order IV Rule 1 of O.S. Rules, praying for the following judgment and decree:-

a) Granting a relief of specific performance of the agreement for sale dated 07/08/2024 executed by the defendant herein by directing the defendant herein to execute and register the sale deed(s) 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 'B' Property; and

b) For the costs of this suit



For Plaintiffs:

Mr. V.Premkumar

For Defendant(s):

Mr.T.V.Lakshmanan

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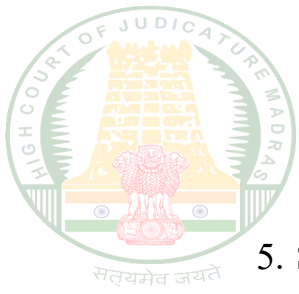
J U D G M E N T

The suit had been instituted by the plaintiffs for specific performance of an agreement of sale, which had been entered between the parties.

2. Today when the matter was taken up for hearing, the learned counsel for the plaintiffs and the sole defendant would submit that the parties had agreed upon to resolve the dispute between them and they had entered into a Joint Compromise Memo, wherein the defendant had agreed to perform their part of contract on payment of the balance sale consideration as agreed on the date of execution of the Sale-deed. The said Joint Compromise Memo is taken on record.

3. The second plaintiff as well as the sole defendant are present before this Court and also acknowledged the Joint Memo of Compromise entered between the plaintiffs and the defendant. Payments would be made in terms of paragraph no.3 of the Joint Compromise Memo.

4. Recording the same, the Suit stands disposed of in terms of the Joint Compromise Memo, which shall form part and parcel of the order. Consequently, connected applications are closed.



5. Since the Suit is disposed of as being settled out of Court, Registry is directed to refund the Court-fee as applicable.

02-06-2026

Index: Yes/No
Speaking/Non-speaking order
Neutral Citation: Yes/No

Maya



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K.KUMARESH BABU, J.

Maya

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