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OA No. 1030 of 2



IN THE HIGH COURT OF JUDICATURE AT MADRAS

DATED: 13-02-2026

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THE HON'BLE MR JUSTICE SENTHILKUMAR RAMAMOORTHY

**OA No. 1030 of 2025
in C.S.(Comm.Div.) No.222 of 2025**

A Chinnadurai
No. 3, Surya Towers, Saligramam, Chennai

..Applicant(s)

Vs

1. The Member Secretary, Chennai Metropolitan Development Authority and 4 others
No. 3, Surya Towers, Saligramam, Chennai
2. The Chief Executive Officer
W/o.B.Kalidoss,
D/o.R.Lakshmi Narayaan, alias R.L.Narayanan,
G4, Malligai Apartments,
No 25, Oragadam Road,
Venakataapuram,
Ambattur, Ch-53
3. The Chief Administrative Officer
Market Management Committee Koyambedu
Wholesale Market Complex
Koyambedu, Chennai
4. The State Estate Officer/Superintending Officer
Chennai Metropolitan Development Authority
No.1 Gandhi Irwin Road, Egmore, Chennai
5. The Repatriates Cooperative Finance and Development Bank Ltd
Represented by its Branch Manager, Having its
branch at T. Nagar Branch, No. 33, North Usman
Road, T. Nagar, Chennai

..Respondent(s)



PRAYER: To restrain the 1st respondent from alienating, encumbering or dealing with Go-down No.G-88, Block No.G, Vegetable Market at KWMC, Koyambedu, Chennai 600 092, comprised in T.S.No.2 part, Block No.65 of Koyambedu Village, previously Egmore Nungambakkam Taluk, presently Aminjikari Taluk, Chennai District, Pending disposal of the suit.

For Applicant(s): Ms.Anukriti Anand
for M/s.Sharath Chandran

For Respondent(s): Ms.P.Veena Suresh for R1 to R4
Mr.A.Ilangovan for R5

ORDER

Learned counsel for the REPCO Bank submits, on instructions, that the bank agrees to hand over the original title deed to the CMDA upon receipt of the sum of Rs.9,42,83,702/-. At the hearing on 11.02.2026, it was recorded that the CMDA is ready and willing to pay the sum of Rs.9,42,83,702/- either to the applicant or to the REPCO Bank. Learned counsel for the applicant submits, on instructions, that this amount may be paid to the REPCO Bank and adjusted towards the applicant's dues to the Bank. CMDA also agreed to create a fixed deposit in the name of the Registrar General of this Court to the credit of the suit with regard to the differential sum of Rs.1,17,16,298/-.



2. Considering the above, this application is disposed of on the following terms:

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(i) CMDA shall hand over a cheque drawn in favour of the REPCO Bank for a sum of Rs.9,42,83,702/-. Such cheque shall be handed over on or before 20.02.2026. Within one week therefrom, the REPCO Bank shall hand over the original title deed and any other documents relating to Shop No.DG88 to the CMDA.

(ii) CMDA shall create a fixed deposit in the name of the Registrar General of this Court to the credit of C.S.(Comm.Div.) No.222 of 2025 for a sum of Rs.1,17,16,298/- and hand over the original fixed deposit receipt to the Registrar General with a copy thereof to the applicant. This shall be done on or before 20.02.2026. The fixed deposit shall be for an initial period of one year on auto renewable basis until the disposal of the suit.

(iii) Within two weeks from the date of receipt of the sum of Rs.9,42,83,702/-, the REPCO Bank shall take all necessary actions to discharge the mortgage in respect of the above mentioned property.

13-02-2026

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SENTHILKUMAR RAMAMOORTHY, J.

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(1/2)**