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JCHNCD 13465/2023

In the Court of the Additional Subordinate Judge, Chengalpattu.

O.S.No.34/2016

R.Kothandam and others ... Plaintiffs.

/Vs/

R.Jayaraman and others ... Defendants.

Valuation Slip

1. Section and Sub Section of the Act	:	u/s. 37(2) and 25(d) of TNCF and SV Act.	
2. Nature of suit	:	Suit for partition and for declaration.	
3. Annual Revenue or Rent payable	:	---	
4. Market value	:	Rs.10,85,000/- Plaintiffs' share value - Rs.6,76,363/-	
5. Value for the purpose of Court Fee	:	Rs.6,77,363/-	(Rs.6,76,363 + 1000)
6. Court Fee paid	:	Rs.825-50	(Rs.750 + 75-50)

(Sd/-) xxxxxxx
Counsel for plaintiff

(Sd/-) xxxxxxx
Plaintiff

By Order/True Copy/

Sheristadar,
Sub Court, Chengalpattu.

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contains 68 Sheets. 1 Sheet

Registering Officer

In the Court of the Additional Subordinate Judge, Chengalpattu.

Present : Tmt.K.Sudha, B.Sc., M.L.,
Additional Subordinate Judge,
Chengalpattu.

(Thiruvalluvaraandu 2048, Srivijayavilambi Varudam, Friday the 9th day of Panguni)
Friday the 23rd day of March 2018

Original Suit No.34/2016

1. R.Kothandam, aged 50 years, S/o. Ranganatha Padayatchi, Hindu, residing at No.17-A, Arignar Anna Street, Guduvancheri and Post, Chengalpattu Taluk.
2. S.Sathiavani, aged 48 years, W/o. Late. Sundaram, Hindu, residing at No.1, Chengalpattu Thiruporur Road, (Opposite to Rountana), Thiruporur and Post, Chengalpattu Taluk.
3. R.Ashokan, aged 47 years, S/o. Ranganatha Padayatchi, Hindu, residing at No.1, Nataraja Naicker Street, Guduvancheri and Post, Chengalpattu Taluk.
4. A.Manimegalai, aged 40 years, W/o. Late Arumugam, Hindu, residing at Kottamedu Koot Road, Kottamedu Village & Post, Thiruporur Taluk.

...Plaintiffs.

/Vs/

1. R.Jayaraman, aged 38 years, S/o. DM.Ranganatha Padayachi, Hindu, Self-employed, residing at No.17/9, Arignar Anna Street, Guduvanchery and Post, Chengalpattu Taluk.
2. Loganathan, aged 50 years, S/o. Jayaraman,
3. Ramesh, aged 40 years, S/o. Jayaraman,
4. Selvi, aged 35 years, D/o. Jayaraman,
5. Pannerselvam, aged 25 years, S/o. Ravi,
6. Seethalakshmi, aged 22 years, D/o. Ravi,

defendants 2 to 6 are residing at No.1, Nataraja Naicker Street, Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District.

7. Loganayaki, aged 48 years, W/o. Ranganatha Padayatchi, Hindu, residing at No.19, Arignar Anna Street, Guduvancheri and Post, Chengalpattu Taluk.
8. Maheswari, aged 39 years, W/o. Sargunalan, Kanniappa Nagar, Guduvanchery and Post, Chengalpattu Taluk, Kancheepuram District.

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9. Selvi, aged 36 years, W/o. Panner, Iriya Mangalam Village, Mappedu Post, Thiruvallur Taluk, Thiruvallur District.
10. Jayalakshmi, aged 34 years, D/o. Ranganathan,
11. Neelamegam, aged 32 years, S/o.Ranganathan,

defendants 10 and 11 are residing at No.14, Railway Station Road, (Arignar Anna Street), Guduvanchery Post - 603 202.

... Defendants.

This is a suit filed by the plaintiffs for passing a preliminary decree for partition of the suit schedule properties into 77 equal shares and allot 48 shares (12 such share to each plaintiff) to the plaintiffs by metes and bounds and to effect such division by appointing an Advocate Commissioner to suggest the mode of division, directing the defendants to put the plaintiffs into possession of the suit properties viz., allotted portion of their share, declaring that the alleged Will dated 18.5.2010 bearing document No 39 III/2010 registered with the Sub-Registrar of Guduvanchery alleged to have been executed by Ranganatha Padayachi is null and void and not binding upon the plaintiffs and for costs.

Plaint first presented on 18.04.2016.

The value of this suit is calculated at Rs.6,77,363/- (Rs.6,76,363 + 1000) (Total value Rs.10,85,000/-) and a sum of Rs.825-50 (Rs.750 + 75-50) is paid as Court Fee u/s. 37(2) and 25(d) of Tamil Nadu Court Fee Act and Suits Valuation Act.

The cause of action for this suit arose on 26.6.1956, 24.6.1968, 15.6.1971, 13.6.2007, 3.7.2012 and 18.5.2010 at Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District.

This suit came up before me for final hearing on 8.11.2017, in the presence of Thiru.R.Sugumar, Advocate for the plaintiffs, Thiru.S.Sundaravadivelu, Advocate for

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the 1st defendant and the defendants 2 to 6 were called absent and set exparte, and Thiru.V.Nandhakumar, Advocate for the defendants 7 to 11, upon hearing the arguments of both side counsel, perusing the relevant records and having stood over for consideration till this day, this Court doth order and deliver the following,

PRELIMINARY DECREE

1) That the suit be and the same is hereby decreed in part.

2) That the suit property be and the same is hereby divided into 77 equal shares.

3) That the plaintiffs be and are hereby entitled to 12/77th share **each,** in the suit property.

4) That the 1st defendant be and is hereby entitled to 12/77th share in the suit property.

5) That the plaintiffs be and hereby will take out an application for appointment of an Advocate Commissioner for dividing the suit property and for passing of final decree.

6) That the 1st defendant be and hereby allotted his share during the final decree proceedings.

7) That the defendants 7 to 11 do render an account of the suit properties and do pay the plaintiffs, their share of the income.

8) That the Will dated 18.5.2010 executed by Ranganatha Padayachi in favour of Jayalakshmi, i.e., the 10th defendant, in document No.39/2010 before the Sub-Registrar, Guduvanchery, be and is hereby declared as null and void, regarding the suit schedule properties alone.

9) Considering the relationship between the parties, that there is no cost.

10) That the suit be and the same is hereby adjourned sine-die for passing final decree.

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Schedule of Property

In Kancheepuram District, Chengalpattu Taluk, Guduvanchery Village Firka, properties comprised in the following numbers,

Sl.No.	Survey Number	Extent in Acres	Market Value	KIST VALUE	Patta No.
01.	133/2A	1.00	5,00,000	Rs. 2.87	403
02.	132/2B	0.59 cents	2,95,000	Rs. 1.70	159
03.	133/1A	0.29 cents	1,45,000	Rs. 0.75	402
04.	134/1	0.29 cents	1,45,000	Rs. 0.83	402
		2 acres and 17 cents	10,85,000		

Schedule of Costs :	Plaintiff	Defendant
1) Stamp on plaint	Rs. 825-50	Rs. ---
2) Stamp on vakalath	Rs. 5-00	Rs. 5-00
3) Stamp on exhibits	Rs. ---	Rs. ---
4) Stamp on petitions	Rs. ---	Rs. ---
5) Pleader's fee	Rs. ---	Rs. ---
6) Process fee	Rs. ---	Rs. ---
Total	**Rs. 830-50**	**Rs. 5-00**

(Both side cost memo not filed, hence, other costs not taxed).

Given under my hand and the seal of this Court, this the 23rd day of March 2018.

Additional Subordinate Judge,
Chengalpattu.

Total Pages : 5
Corrections :
Initial
Examined by :

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Chengalpattu.

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Advocate for:

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CHENGALPATTU
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Court Fee Called For on
Court Fee Deposited on
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In the Court of the Additional Subordinate Judge, Chengalpattu

Present : Tmt. K. Sudha, B.Sc., M.L.,
Additional Subordinate Judge,
Chengalpattu.

(Thiruvalluvaraandu 2048, SriHeyvilambi Varudam, Friday the 9th day of Panguni)
Friday the 23rd of March 2018
Original Suit No. 34/2016

1. R. Kothandam
2. S. Sathiavani
3. R. Ashokan
4. A. Manimegalai

....Plaintiffs

Vs.

1. R. Jayaraman
2. Loganathan
3. Ramesh
4. Selvi
5. Pannerselvam
6. Seethalakshmi
7. Loganayaki
8. Maheswari
9. Selvi
10. Jayalakshmi
11. Neelamegam

....Defendant's

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This suit came up before me final hearing on 8.11.2017, in the presence of Thiru. R. Sugumar, Advocate for the plaintiffs, Thiru. S. Sundaravadivelu, Advocate for the 1st defendant and the defendants 2 to 6 were called absent and set exparte, and Thiru. V. Nandakumar, Advocate for the defendants 7 to 11, upon hearing the arguments of both side counsel, perusing the relevant records and have in stood over for consideration till this day, this court deliver the following .

JUDGMENT

This is suit filed by the plaintiffs for passing a preliminary decree for partition of the suit schedule properties into 77 equal shares and allot 48 shares (12 such share to each plaintiff) to the plaintiffs by metes and bounds and to effect such division by appointing an Advocate Commissioner to suggest the mode of division, directing the defendants to put the plaintiffs into possession of the suit properties viz., allotted portion of their share, declaring that the alleged will dated 18.5.2010 bearing document No.39/111/2010 registered with the Sub-

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Registrar of Guduvanchery alleged to have been executed by Ranganatha Padayachi is null and void binding upon the plaintiffs and for costs.

2. The Case of the Plaintiff is as follows:

The plaintiffs are brothers and sisters. The 1st defendant is their younger brother and the defendants 2 to 6 are the children of Shakunthala, the deceased sister of plaintiffs and 1st defendant. One Ranganatha Padayachi is their father and Saradha ammal is their mother and 1st defendant. Saradha ammal died on 15.6.1971. After the death of Saradha ammal, their father Ranganatha Padayachi married the 7th defendant Loganayaki as his 2nd wife and the defendants 8 to 11 are the sons and daughters of Ranganatha Padayachi born through the 2nd wife. The suit schedule properties are the absolute and exclusive properties of their mother Saradha ammal. The said properties were purchased under two different sale deeds. Saradha ammal purchased the property comprised in S.No.133/2A i.e., item No.1 of the suit property under the registered sale deed dated 26.6.1956 bearing document No. 1873/1956. The property

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comprised in S.No.132/2B measuring an extent of 0.59 cents, S.No.133/1 measuring an extent of 0.29 cents and S.No.134/1 measuring an extent of 0.29 cents, i.e., item Nos. 2 to 4 were purchased under the sale deed dated 24.6.1968 bearing document No.1517/1968 registered with the Sub-Registrar of Tambaram, The plaintiff's father Late. Ranganatha Padayachi filed a suit against the present plaintiffs 1 and 2, for declaration of his title in respect of the ancestral properties and joint family properties owned by the plaintiffs and defendants and he had added the suit schedule properties as 'B' schedule properties in the said suit. The suit was numbered as O.S.No.362/1979 and it was pending on the file of the District Munsif of Chengalpattu. The suit was contested by the plaintiffs 1 and 2 Late Ranganatha Padayachi pleaded benami in respect of the 'B' schedule properties of the said suit. It wsas alleged by Ranganatha Padayachi that, he has paid the sale consideration and Saradha ammal was only a ostensible owner of the

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properties. The trial Court and 1st appellate Court had held that the item No.1 of the 'B' schedule properties of the said suit is the self-acquired property of Saradha ammal and the other items are benami properties of Ranganatha Padayachi. It was reversed by the Hon'ble High Court in the Second Appeal No.2182/1986 preferred by the present plaintiffs. It is is held in para 17 of the Judgment that, the 'B' schedule mentioned items of O.S.No.362/1979 are the properties of Saradha ammal and the legal heirs of Saradha ammal are equally entitled for the same after the death of Saradha ammal. It is also observed in para 18 of the judgment that, the only remedy available for Ranganatha Padayachi was file a suit for partition in respect of the suit 'B' schedule mentioned items of O.S.No.362/1979. Accepting the verdict of the Hon'ble High Court of Judicature at Madras, the father of the plaintiffs namely Ranganatha Padayachi filed a suit for partition in O.S.No.326/2000 on the file of the District Munsif of Chengalpattu.

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Signature of Notary



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The said suit was dismissed for default on 13.6.2007. The plaintiff's father died on 3.7.2012. As per Judgment of Hon'ble High Court of Judicature in Madras S.A.No,2182/1986, the property has to be divided into 7 equal shares. The plaintiffs and the 1st defendant equally get a share in the properties. The defendants 2 to 6 are the legal heirs of Shakunthala. They are jointly entitled for 1/7th share in the schedule mentioned suit property. Ranganatha Padayachi was survived by the legal heirs described in the Genealogical Tree. The 1/7th share of the Late Ranganatha Padayachi is to be divided into 11 equal shares and the plaintiffs and 1st defendant would get additional 1/77th share each in the properties and D7 to D11 are each entitled to 1/7th share. The defendants 2 to 6 are jointly entitled to 1/77th share in the schedule mentioned properties in addition to their 1/7th share in the suit schedule properties. The plaintiffs and 1st defendant would get 12/77th share in the suit schedule properties. Now the defendants have

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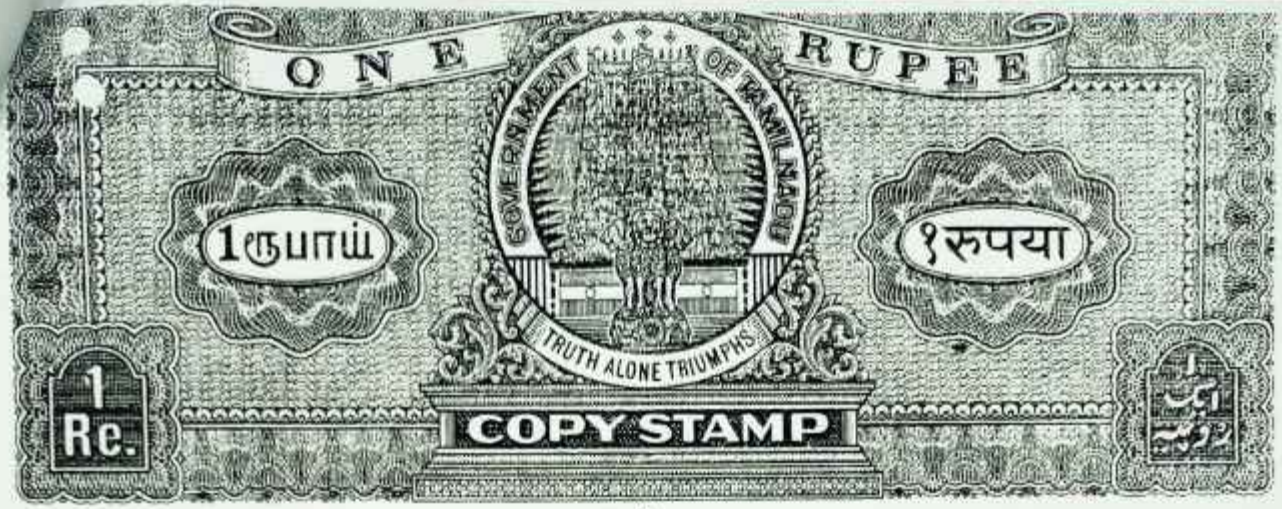


been called upon to come forward to divide the properties in accordance with the above said calculation. The The defendants 1 to 6 are reluctant and the defendants 7 to 11 are refusing to divide the properties and they started to claim absolute right over the properties. It was brought to the notice of the plaintiffs that Mr. Ranganatha Padayachi had alleged to have executed a will on 18.5.2010 and thereby bequeathed his share in the schedule properties in favour of Selvi. Jayalakshmi, the 10 the defendant. The alleged Will is non-est in the eye of law. It is not accepted and acted upon. The plaintiff's father was not in a sound state of mind and physic on the date of execution of the alleged Will. It is not his last Will and Testament. The important fact that is to be borne in mind is that when Ranganatha Padayachi filed the suit for partition in O.S.326/2000, he was hale and healthy and in second state of mind. Ranganatha Padayachi is not entitled to execute a Will in respect of the suit property. During

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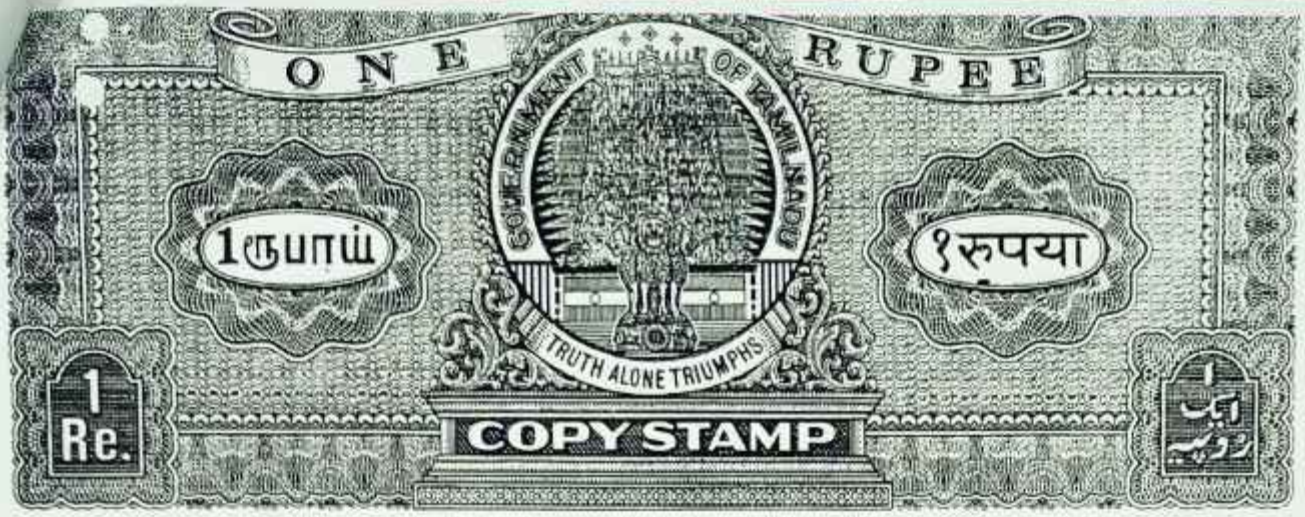


February 2016, the plaintiffs demanded the defendants 1 to 6 and 7 to 11 for an amicable partition and the same was neglected by them stating that the entire properties belongings to Selvi,Jayalakshmi alone. It is also given out by the 10th defendant that she is going to sell out the suit schedule properties to third parties for pittance on the strength of the Will. It is already decided by the Hon'ble High Court of Judicature that the legal heirs of deceased Saradha Ammal are equally entitled for a share in the suit schedule properties. The documents pertaining to the suit schedule properties were already appreciated by a competent civil court and the other facts were also considered by the Hon'ble High Court while delivering its Judgment in respect of the suit schedule properties in S.A.No.2182/1986 and as such, the share of the parties alone to be worked out and determined by this Court in accordance with the procedural law. The properties are in joint enjoyment of the plaintiffs and defendants. The

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patta bearing No.159 stands in the name of Saradha ammal. The Pattas bearing No.402 and 403 stands in the name of Ranganatha Padayachi in respect of properties comprised in S.No.134/1 and 133/1A and 133/2A. Hence, the suit for partiton.

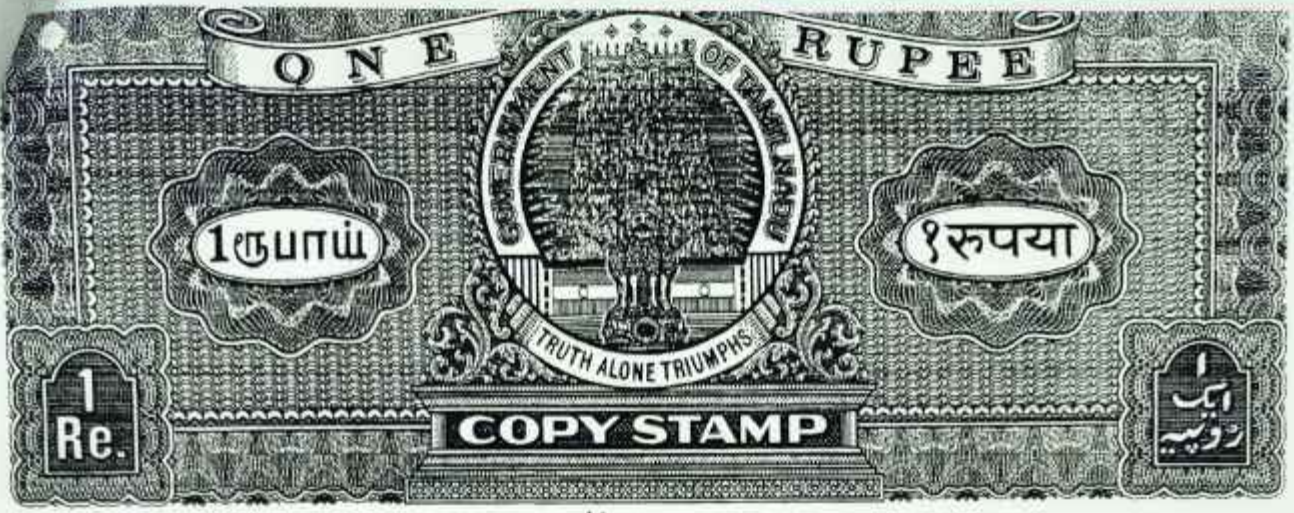
3. The averments in the written statement filed by the 1st defendant is as follows:

The 1st defendant denies all the allegations in the plaint except those that are specifically admitted by him. He admits the relationship detailed in the plaint. The suit schedule properties are the absolute and exclusive properties of 1st defendant's mother Saradambal. His mother had milch cows and buffaloes and was doing milk vending business in Guduvanchery village. She has sufficient income to purchase the suit schedule properties. She had paid the entire sale consideration in respect of the suit schedule properties and she enjoyed the properties till her life time. The 1st defendant's mother Saradambal died in the year 1971 and after her death the properties are now in joint enjoyment of all the legal heirs of Late

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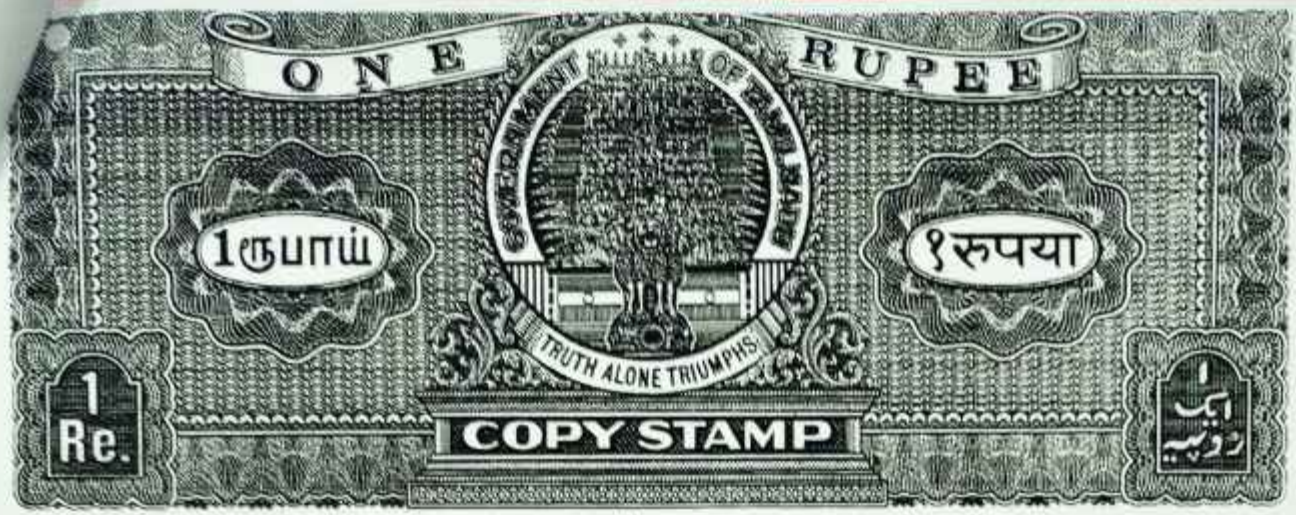


Saradambal. The original documents relating to the suit properties are in the custody of his father Ranganatha Padayachi. The 1st defendant's father for estranged with him and he severed his connection with the 1st defendants relating after the year 2000. His father died on 3.7.2012. He was not hale and healthy during his last days and he was a puppet in the hand of his 2nd wife's children. He had filed a suit for partition in respect of the suit schedule properties in O.S.No.326/2000 on the file of District Munsif of Chengalpattu. The 1st defendant was one of the defendants in the said suit, The 1st defendant's father did not pursue the suit and it was dismissed for default in 13.6.2007. The 1st defendant is entitled for 1/7th share as the son of Saradambal and he is entitled to get a share in the 1/7th share of father late Ranganatha Padayachi. His father's 1/7th share to be divided in to 11 equal shares. As such, the 1st defendant is entitled to get 12/77 share in the suit schedule properties. The 1st defendant's

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father did not execute the Will dated 18.5.2010 in favour of 10th defendant to suit her convenience. The alleged bequeath is not valid in the eye of law. The will does not contain any valid reason for the exclusion of all other legal heirs of Late Ranganatha Padayachi. The 1st defendant reserves his right and craves leave to file additional written statement as and when required by this Court. The 1st defendant has paid necessary Court Fee of Rs. 375/- under Section 37(3) of Tamil Nadu Court Fee Act 1955, for the allotment of his share in the suit schedule properties.

4. The averments in the written statement file by the 10th defendant and adopted by the defendants 7 to 9 and 11, as is follows:

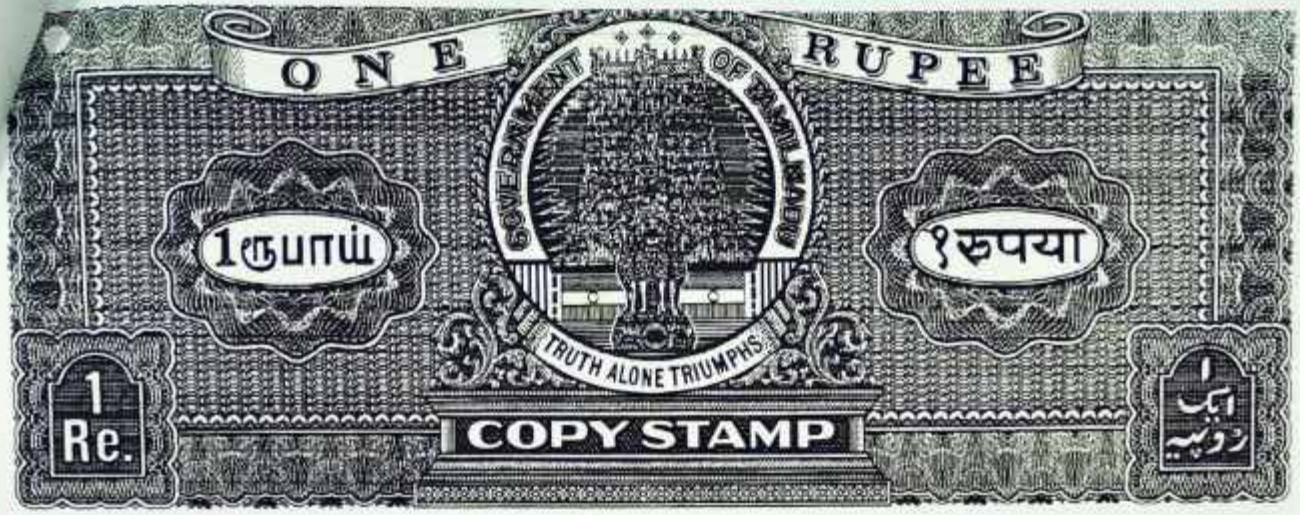
The 10th defendant denied all the allegations made in the plaint except those that are specifically admitted the relationship mentioned in para 3 of the plan. The 10th defendant has no comments in respect of the averments made in para 5 to 7 of the plaint. While in a sound

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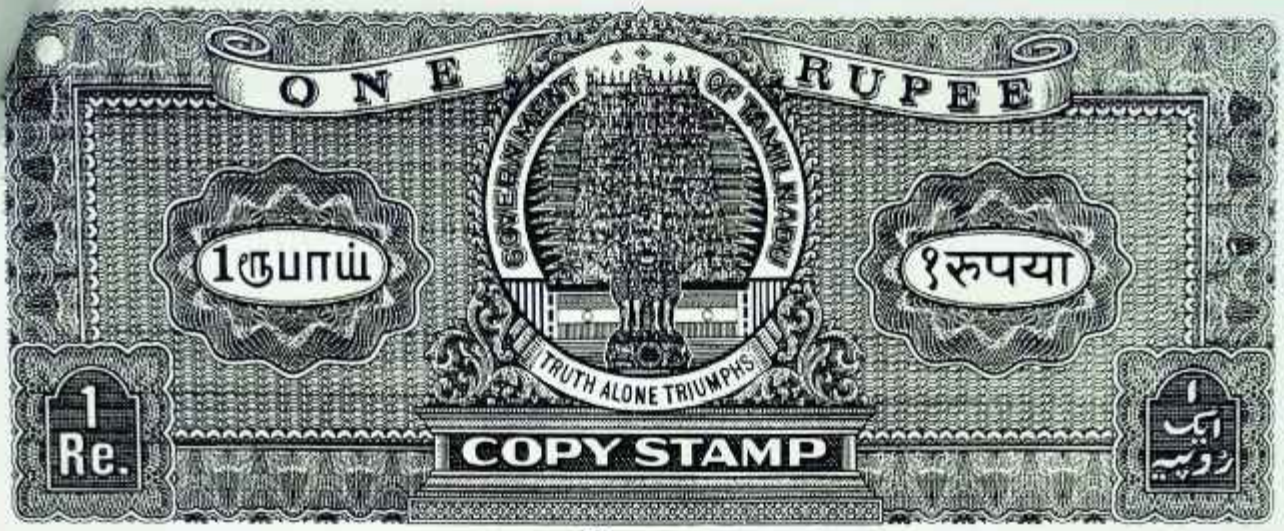
disposing state of mind, her father had executed his last Will and Testament dated 18.5.2010. The said Will has been duly executed and attested as per the provisions of Indian Succession Act, Indian Evidence Act and Transfer of Property Act. After the death of her father, the said Will dated 18.5.2010 has come into Property Act. After the death of her father, the said Will dated 18.5.2010 has come into force. As legatee this defendant alone is entitled to the suit property. There was no cause of action arose to file this suit for partition. There was no demand made by the plaintiff before filing this suit. If the demand is true, they would have filed the demand notice along with plaint. The plaintiffs have joined hands with the 1st defendant and giving mental torture by filing suit one another. The unsuccessful defendants in the earlier round of litigation having waited for the 2nd round of litigation filed by the 1st defendant in the suit and filed the present suit. The plaintiffs are not in joint possession of the property. The

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plaintiffs ought to have valued the suit and they ought to have paid the Court Fee u/s. 37 (1) of T.N.C.F Act. The suit is liable to be dismissed on the ground alone. Furthermore, the plaintiffs have undervalued the suit. The 10th defendant reserves her right to file additional written statement as and when necessary. Hence, prayed for dismissal of the suit with exemplary cost.

5. Upon the averments in the plaint and written statements, this Court has framed the following issues:

1. Whether the suit properties are absolute and execlusive properties of Saradha Ammal ?

2. The plaintiffs are entitled to a share in the suit properties as per the Judgment of the Hon'ble High Court in S.A.No.2182/1986?

3. Whether Will dated 18.5.2010 executed by Ranganatha Padayachi in favour of D10 is true, valied and binding?

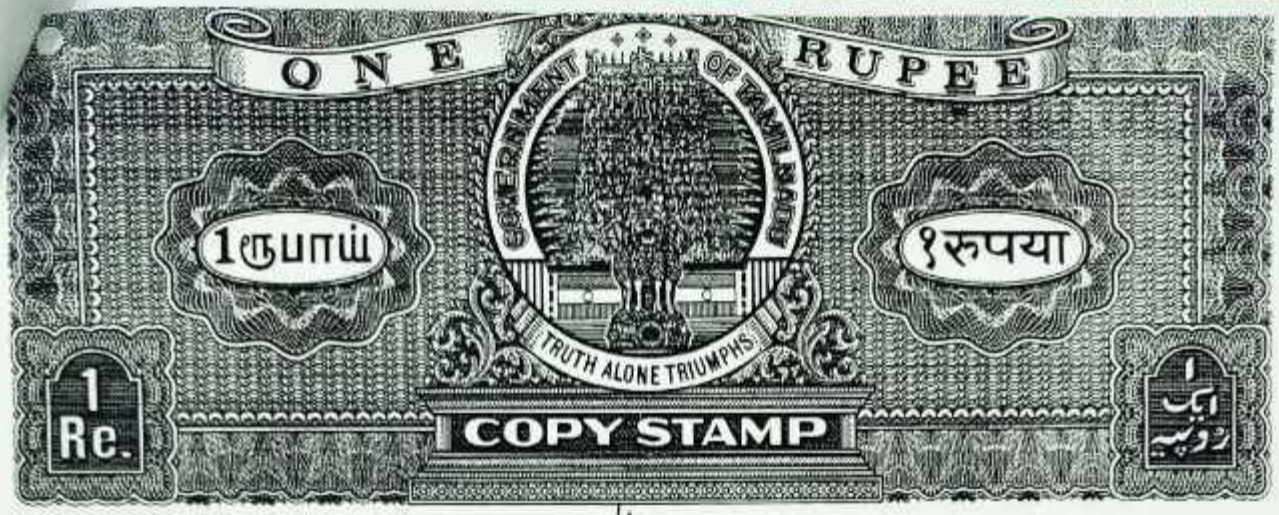
4. Whether the plaintiffs are entitled to 12/77th share each in suit properties in all 48/77th share?

5. Whether the plaintiffs are entitled to the declaration that the will dated 18.5.2010 executed Ranganatha Padayachi as null and void?

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6. To what relief?

Additional Issue:

1) Whether the suit is properly valued and the Court fee paid is correct?

6. On the side of the plaintiff, the 1st plaintiff was examined PW1 and Ex.A1 to Ex.A12 were marked. On the side of the defendants, the 1st defendant was examined DW1 and EX.B1 to B3 were marked. The 10 th defendent as examined herself DW2 and no documents were marked.

7. Issue No.1:

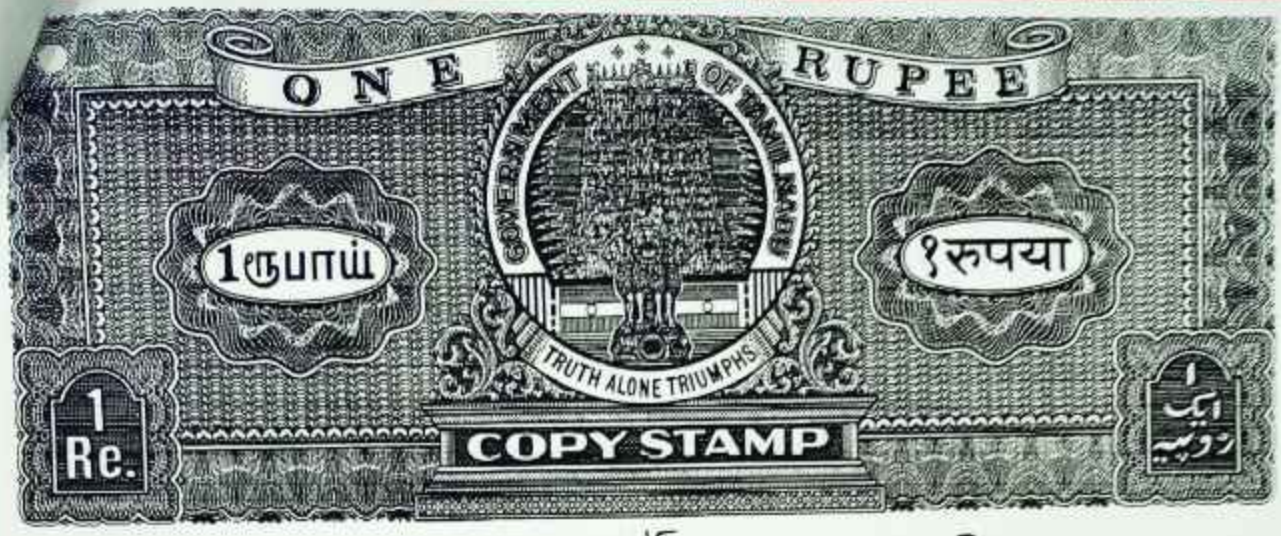
The plaintiff has filed the person suit for partition and allotment of 48/77 i.e., 12/77 share to each of the plaintiff, (2) directing the defendants to put the plaintiffs on possession of their allotted share, (3) for a declaration that the Will dated 18.05.2010 alleged to have been executed by Ranganatha Padayachi is null and void and not binding on the plaintiffs and (4) for costs.

8. The plaintiffs and the 1st defendant and one Sakunthala were children born to one Ranganatha Padayachi and Saradha ammal. The said Sakunthala died and her legal heirs defendants 2 to 6. The said Saradha ammal died on 15.6.2017. After the death of Saradha

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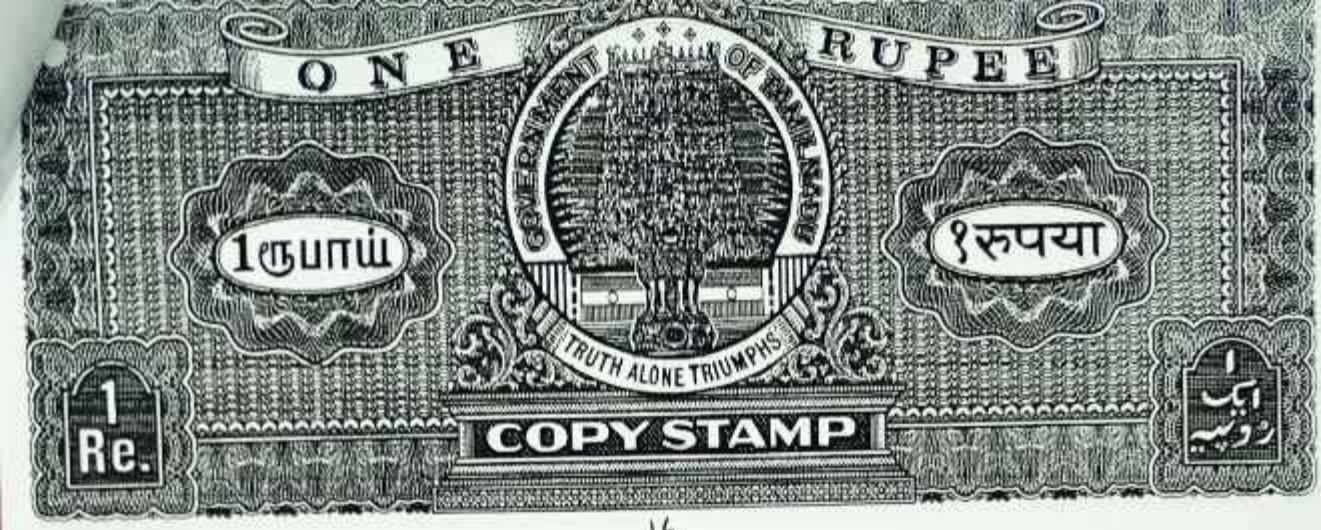


ammal, the plaintiff and the 1st defendant's father died, the 7th defendant Loganayaki as his 2nd wife, defendants 8 to 11 are the children born to Ranganatha Padayachi through his 2nd wife Loganayaki. According to the plaintiffs, the suit properties are absolute and exclusive properties of their mother Saradha ammal, which were purchased under two different sale deeds. The said sale deeds are marked as Ex A1 and Ex.A2. The suit properties are covered in four survey numbers namely 133/2A, 132/2B, 133/1A and 134/1. The total extent of property is 2 acres and 17 cents. The Legal Heir Certificate of Saradha ammal has been marked as Ex.A7. According to the plaintiffs their father Ranganatha Padayachi filed a suit for declaration of his title in respect of the ancestral properties and joint family properties owned by the plaintiffs and the defendants and he has added the suit property as the 'B' schedule property in the said suit which was numbered as O.S.No.362/1979 against the present plaintiffs. Ranganatha Padayachi pleaded benami in respect of 'B' schedule properties and

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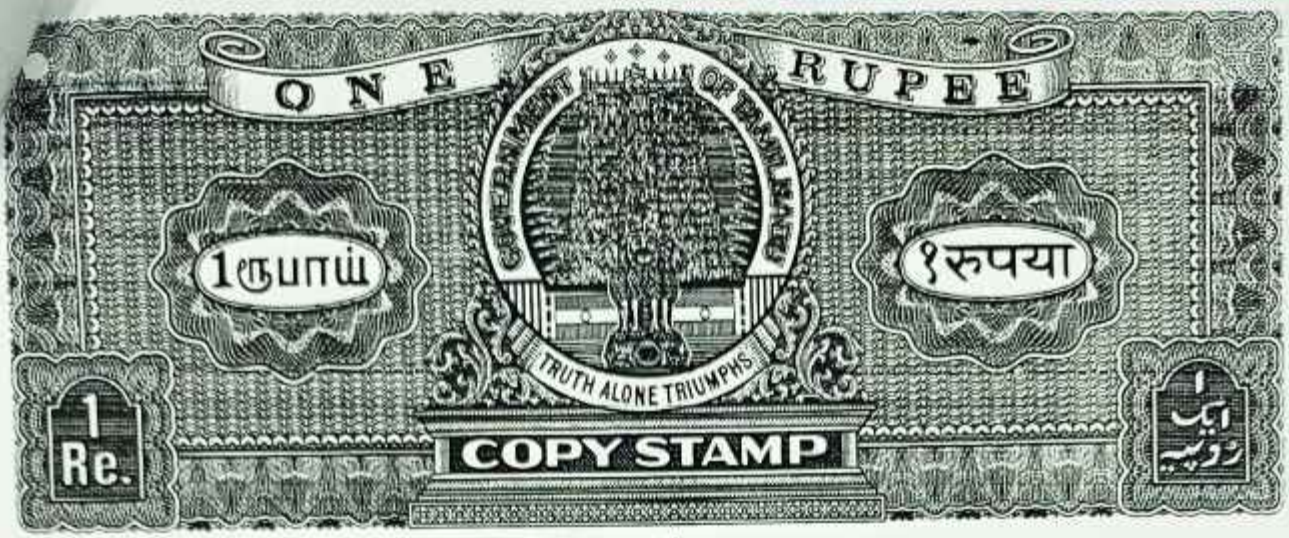


alleged that, he has paid the sale consideration and that Saradha ammal was only a ostensible owner. The trial Court and the 1st appellate Court held that, item No.1 of the 'B' schedule is the self-acquired property of Saradha ammal and other items as benami properties of Ranganatha Padayachi . The said finding was reversed in Second Appeal No.2182/1986 in which the Hon'ble High Court was pleased to hold that 'B' schedule items in O.S.No.362/1979 are properties of Saradha ammal and the legal heirs of Saradha ammal are equally entitled for the same after the death of Saradha ammal. Based on the said Judgment, Ranganatha Padayachi filed a suit for partition in O.S.No.326/2000 on the file of District Munsif, Chengalpattu and the said suit was dismissed for default on 13.06.2007. Ranganatha Padayachi died on 03.07.2012. According to the plaintiff, as directed in the judgment passed in the Second Appeal No.2182/1986, the sons and daughters of Saradha ammal namely the plaintiff and 1st defendant are equally entitled to the suit properties. The defendants 2 to 6 , as the legal heirs of

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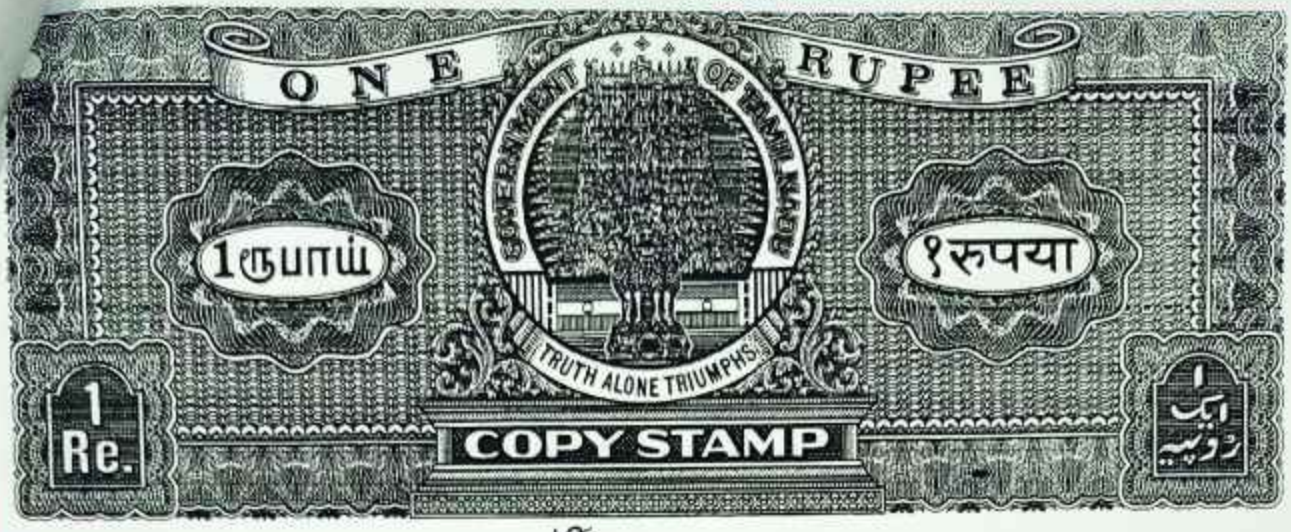
Sakunthala are jointly entitled to 1/7th share in the suit properties. The 1/7th share of Ranganatha Padayachi is to be divided into 11 equal shares and the plaintiffs and the 1st defendant to get 1/77th share each and defendants 7 to 11 will be entitled to 1/7th share. The defendants 2 to 6 jointly will be entitled to 1/7th share. Does the plaintiff and the 1st defendant would get 12/77th share. The said Ranganatha Padayachi had excuted a Will on 18.5.2010, bequeathing his share in the suit properties in favour of 10th defendant Jayalakshmi. The said will is non-est in the eye of law and it is not acted upon. The Will is fabricated one and Ranganatha Padayachi is not entitled in execute a Will in respect of the entire property. The plaintiffs demanded property for which the defendants are nota agreeble. Hence, the present suit has been filed by the plaintiffs for the reliefs mentioned above.

9. The 1st defendant has filed a detailed written statement admitting the claim put forward by

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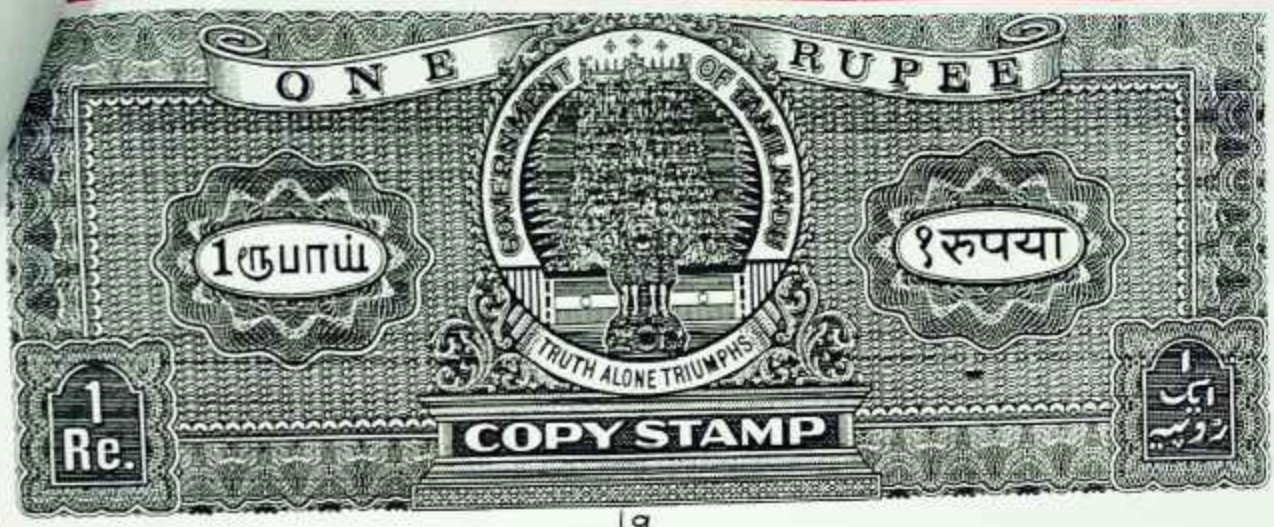
the plaintiffs and he has also filed necessary Court Fees for allotment of his share. The 1st defendant has also denied the Will in favour of the 10th defendant and has claimed that, it was not acted upon.

10. The defendants 7 to 11, though appearance through advocate by name V. Nandakumar, they did not file the written statement. Hence, they were set exparte. The other defendants namely 2 to 6 have remained exparte. Later when the case was posted for Judgment, an application along with written statement to reopen the case in I.A.No.390/2017 has been filed by the 10th defendant and the same was adopted by the defendants 7 to 9 and 11 and the same was allowed on 29.11.2017 by setting aside the exparte order passed against the defendants 7 to 11. Subsequently trial was commenced and proceeded.

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Ex.A1 is the Sale Deed for the purchase of item No.1. Ex.A2 is the Sale deed for the purchase of them Nos.2 to 4. Ex. A3 is the Judgment passed in O.S.No.362/1979. Ex.A4 is the judgments passed in Second Appeal No. 2182/1986, dated 29.4.1999. Ex A5 is the certificate copy of the Decree in O.S.No.326/2000, dated 13.6.2007. Ex.A6 is the xerox copy of Death Certificate of Ranganatha Padayachi . Ex.A7 is the true copy of Legalheirship Certificate of Saradha ammal. Ex.A8 is the xerox copy of Legalheirship Certificate Ranganathan. Ex.A9 is the true copy of the Patta bearing No.159 in the name of Saradhammal. Ex.A.10 is the certified true copy of the Patta bearing No.402 in the name of Ranganatha Padayachi . Ex.A11 is the certified true copy of Patta bearing No. 403 in the name of Ranganatha Padayachi. Ex.A.12 is the certified copy of Will dated 18.5.2010 executed by Ranganatha Padayachi in favour of Jayalakshmi.

12. For a better appreciation I am extracting the genealogy as detailed below:

Ranganatha Padayachi (died on 3.7.2012)

Saradammal (1st wife) (died on 15.6.1971)

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Sakunthala ammal (died)	Kothandan P1	Sathiavani P2	Ashokan P3	Manimegalai P4	Jayaraman D1

Loganathan D2	Ramesh D3	Kala (died)	Selvi D4

Pannerselvam D5 — Seethalakshmi D6

Loganayaki (2nd wife) D7

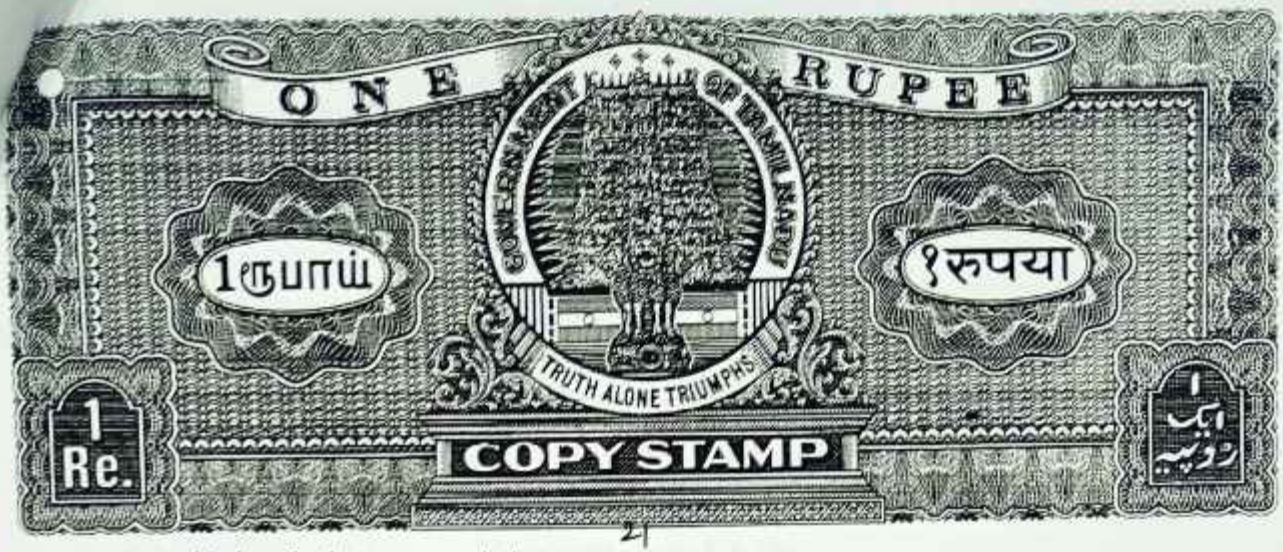
Mageswari D8	Selvi D9	Jayalakshmi D10	Neelamegam D11	Nageswari (Unmarried died)

The relationship of the parties are not in dispute. Saradha ammal. Is the 1st wife of Ranganatha Padayachi.. Originally the properties stood in the name of Saraha ammal. Her husband Ranganatha Padayachi claimed that, these properties are properties belonged to him, since he purchased them in the name of his wife Saradha ammal. In other words he pleaded benami transaction. The Sale Deeds in the name of Saradha ammal has been marked Ex.A1 and Ex.A2. Further there has been prior disputed and the matter went upto the Hon'ble High Court in second appeal. The Hon'ble High Court was pleased to hold that, the properties which had been purchased in the name of Saradha ammal is her own properties and Ranganatha Padayachi cannot claim to have purchased the same. The relevant portion of the Judgment is

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extracted below for better appreciation.

" In the above circumstances, the findings of the Courts below that, items 2 to 4 of 'B' schedule were purchased in the name of his wife benami are not based on proper appreciation of evidence and law. Therefore, I hold that, the plaintiffs failed to prove that 'B' schedule items were purchased benami in the name of wife. If that is so, after the death of Saradha ammal, the plaintiff and his sons and daughters are entitled to equal share in the properties"

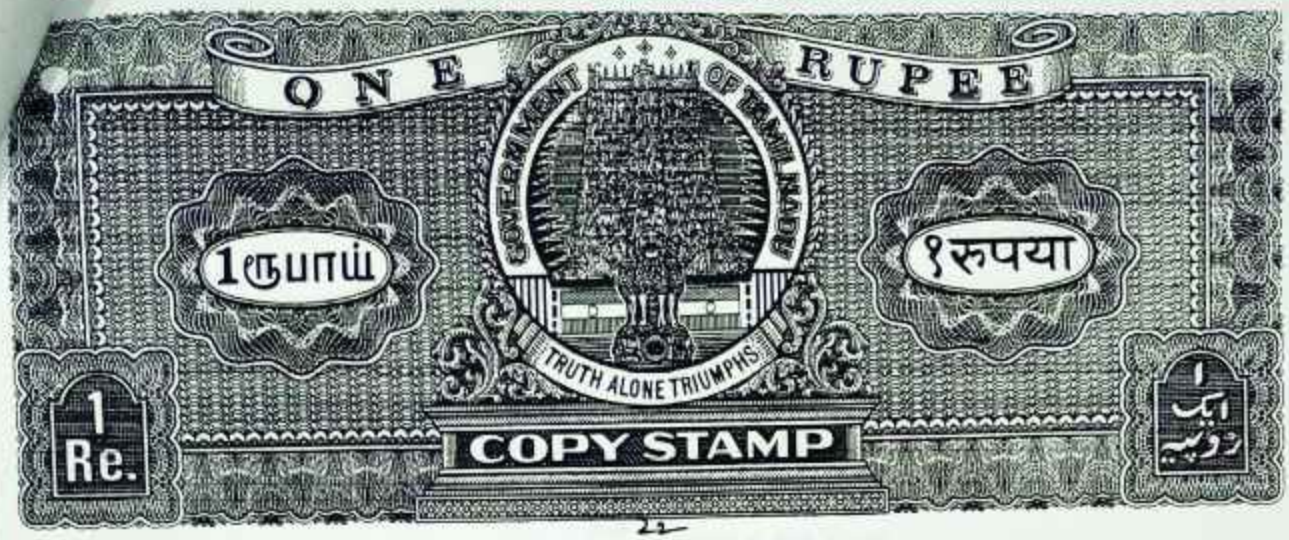
"As the 'B' schedule properties are self-acquired properties of Saradha ammal, right of the defendants to claim their proportionate share cannot be denied by the plaintiffs and therefore, I hold that, the plaintiff is not entitled to any relief in respect of 'B' schedule of properties"

The matter is therefore concluded. Therefore, it has become final that, the properties belonged to Saradha ammal. The learned counsel for the plaintiffs have relied upon the following decisions reported in.

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AIR 1995 KERALA 208

Vattakam Parathi Parambil Ananda Bhai and another Vs. Kanaka Bhai others

Wherein it is held that,

"Succession Act (39 of 1925), S . 63 – Will – Mere registration – Does not give rise to presumption of its genulnenes – Propounder has to discharge the burden qua its genuineness"

AIR 1995 SUPREME COURT 2086

Vrindavanibai Sambhaji Mane Vs. Ramchandra Vithal Ganesgkar and others

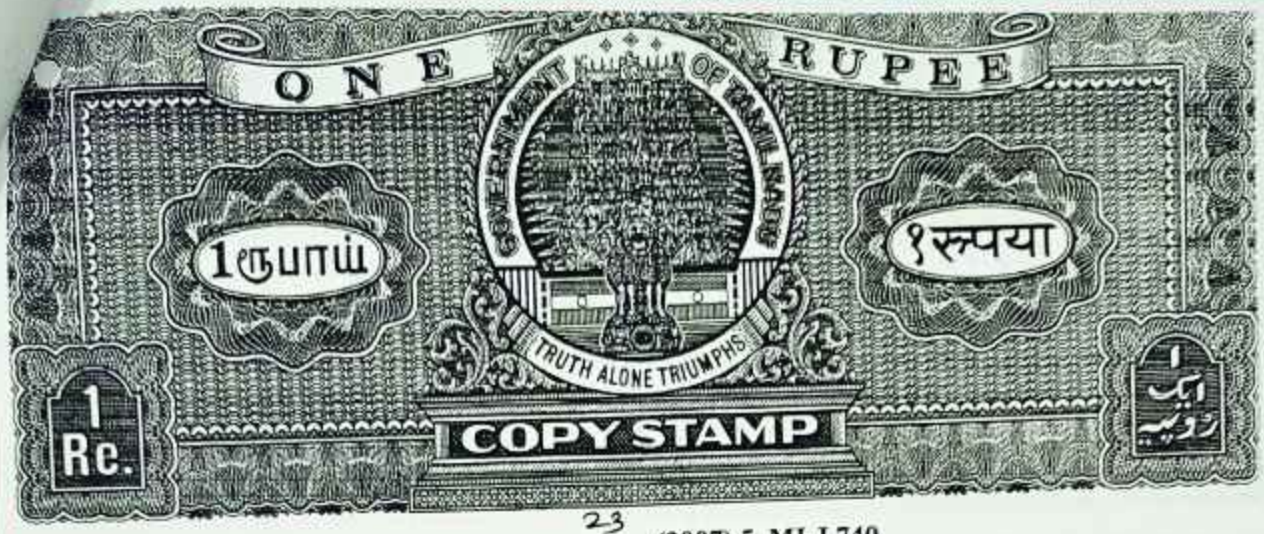
Wherein it is held that,

"Suggestion Act (39 of 1925), S. 63 -Will – proof Circumstances like "(a) Propounder taking prominent part in execution of will which confers substantial benefits on him: (b) Shaky signature; (c) Feeble mind which is likely to be influenced; (d) Unfair and unjust disposal of property." nor present - There is nothing unnatural about contents of will – Fact that testatrix made a will at age of fifty cannot be considered as suspicious circumstances reflecting on genuineness of Will – Finding in second appeal on reappreciation of evidence that will was not genuine and was not proved – illegal ."

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(2007) 5 MLJ 740

J. Mathew (died) and others Vs. Leela Joseph

Wherein it is held that,

"(A) Indian Succession Act (39 of 1925), Section 63 – Indian Evidence Act (1 of 1872), Section 68 – Will – Proof of - Held, evidence of attesting witness merely proved signature of Testator and attestation of two attesting witnesses – Such evidence does not indicate that Will has been signed by Testator after understanding contents thereof – Propounder of Will has no prove that Testator has signed Will after understanding contents thereof". I therefore find on issue No. 1 that, the properties are absolute and exclusive of properties of Saradha ammal. This issued is found in favour of the plaintiffs and the 1st defendant.

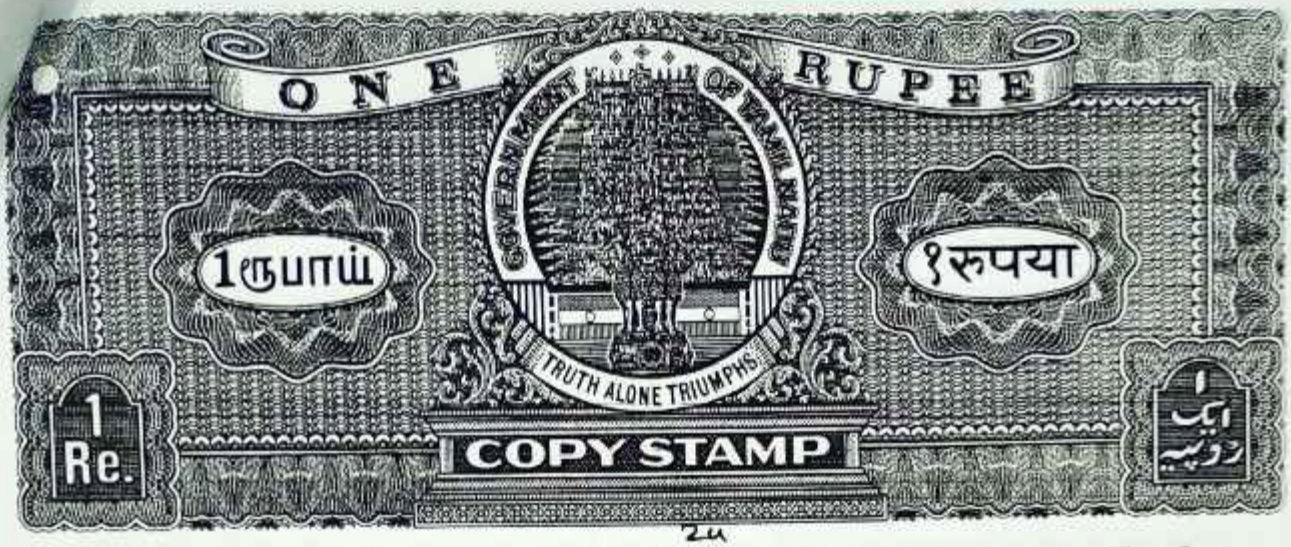
13. Issue No.2:

The plaintiffs, the 1st defendant and one Sakunthala are the children of Saradha ammal born to Ranganatha Padayachi,. So Ranganatha Padayachi the plaintiff, ther 1st defendant and Sakunthala inherited the property of Saradha ammal. The said Ranganatha Padayachi died on 3.7.2012. Therefore, his share also devolve on the plaintiffs and the

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defendants. The children of Sakunthala ammal were added as defendants 2 to 6. Therefore, the plaintiffs, the 1st defendant and the defendants 2 to 6 will be entitled to a share in the property of Saradha. This issue is found in favour of the plaintiff.

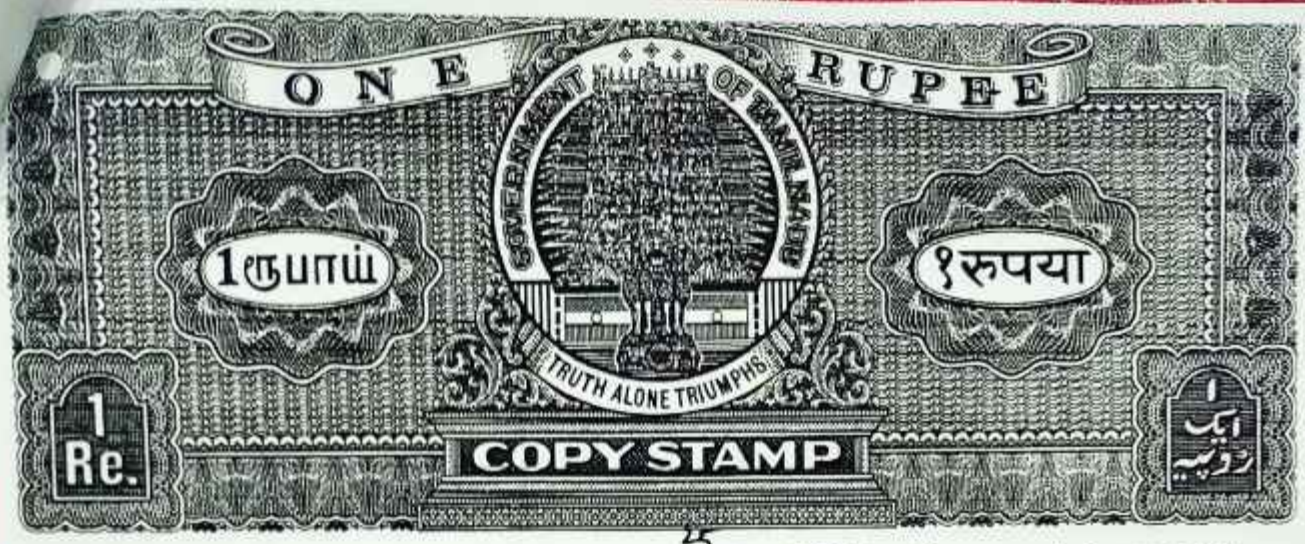
14. Issue No. 3 and 5:

This issue raises a question of truth and validity of the will executed by Ranganatha Padayachi on 18.2.2010 in favour of the 10th defendant. When the suit was finally heard and posted for judgment, as application to set aside the exparte Order, filed on the side of D7 to D10. The 10th defendant has examined herself as DW2. Ex.B1 to Ex.B3 were marked on her side. Ex.B.1 is the series of kist Receipts (8 Nos). Ex.B2 is the Notice issued by the Village Administrative Officer of Guduvanchery Village issued in the names of 1st and 3rd plaintiffs and 1st defendant. Ex.B3 is the copy of patta bearing No.7883 in the names of Sakunthala, Kothandan, Sakthivani, Ashokan, Manimegalai and Jayaraman. According to

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DW2 her father Ranganatha Padayachi had executed a Will in her favour as she is unmarried. Through the copy of the Will has been marked as exhibit by DW2, the attestors to the said Will were not examined to prove its genuineness as contemplated under the Evidence Act. The main issue raises the question of the truth, validity of the Will executed by Ranganatha Padayachi. The evidence of DW2 in this regard is as follows:

"தாவா சொத்தின் முழு விவரமும் அது சம்பந்தமாக நடக்கும் வழக்கின் விவரமும் எனக்கு முழுமையாக தெரியும் என்றால் சரிதான். தாவா சொத்து முழுவதும் சாராதாம்மாளுக்கே பாத்தியம் என சென்னை உயர்நீதிமன்றத்தால் தீர்ப்பு பிறப்பிக்கப்பட்டது பற்றி எனக்கு தெரியும். மாவட்ட உரிமையியல் நீதிமன்றத்தில் தாவா சொத்து குறித்து தாக்கல் செய்யப்பட்ட அசல் வழக்கு எண்.326/2000 என்ற வழக்கில் ரங்கநாத படையாச்சி தனக்கு 7ல் ஒரு பாகம் கிடைக்க வேண்டும் என்று கோரி தான் வழக்கு தாக்கல் செய்த விவரம் எனக்கு தெரியுமா என்றால் தெரியும்.

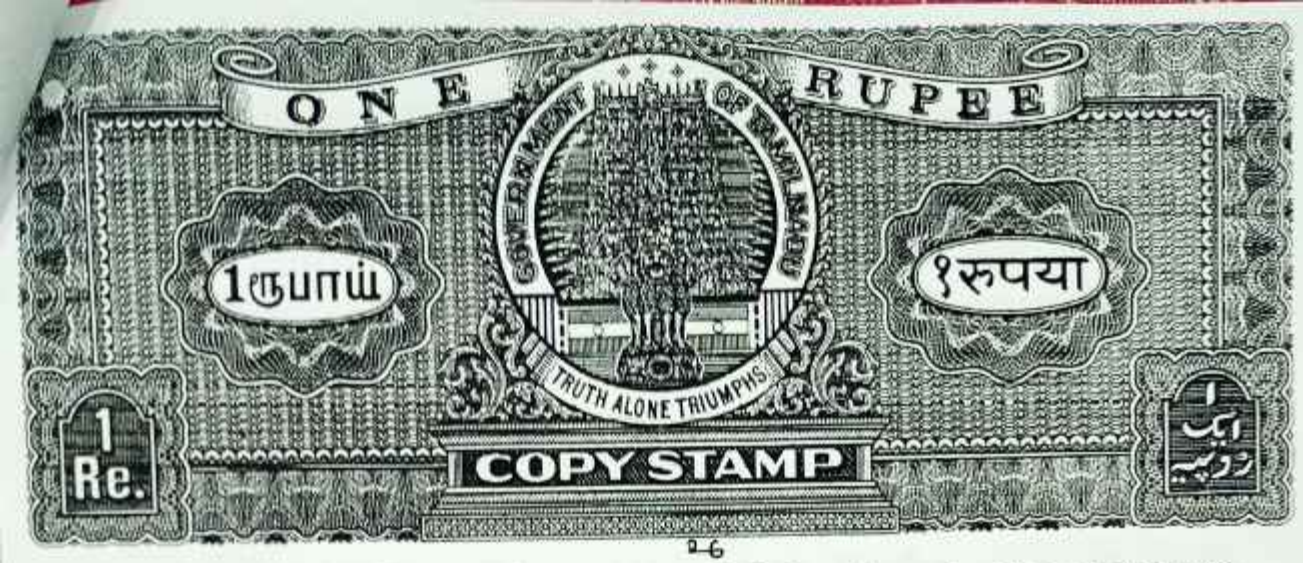
"இத்தனை வாரிசுதாரர்களில் எனக்கு மட்டும் திருமணம் ஆகவில்லை என்றால் சரிதான். என் தகப்பனார் இதற்கு முன்பு ஒரு உயில் எழுதி அது அசல் வழக்கு எண். 416/2003ல் பிறப்பிக்கப்பட்ட தீர்ப்பின் அடிப்படையில் அந்த உயில் செல்லாது என இதே நீதிமன்றத்தால் தீர்ப்பு வழங்கப்பட்ட விவரம் எனக்கு தெரியும்.

" எனது முதல் விசாரணை பிரமாண பத்திரத்தில் வா.சா.ஆ.12 ஆக உயிலில் சொல்லப்பட்டுள்ள

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அசல் வழக்கு எண்.362/79 குறித்த விசயங்கள் எனக்கு தெரியும். அந்த அசல் வழக்கு என் தந்தையால் கோதண்டன் மற்றும் அசோகன் பெயரில் தாக்கல் செய்யப்பட்டது. கோதண்டன் மற்றும் அசோகன் என் அப்பாவின் முதல் மனைவி சாரதாம்மாளுக்கு பிறந்த ஆண் வாரிசுகள் என்றால் சரிதான்".

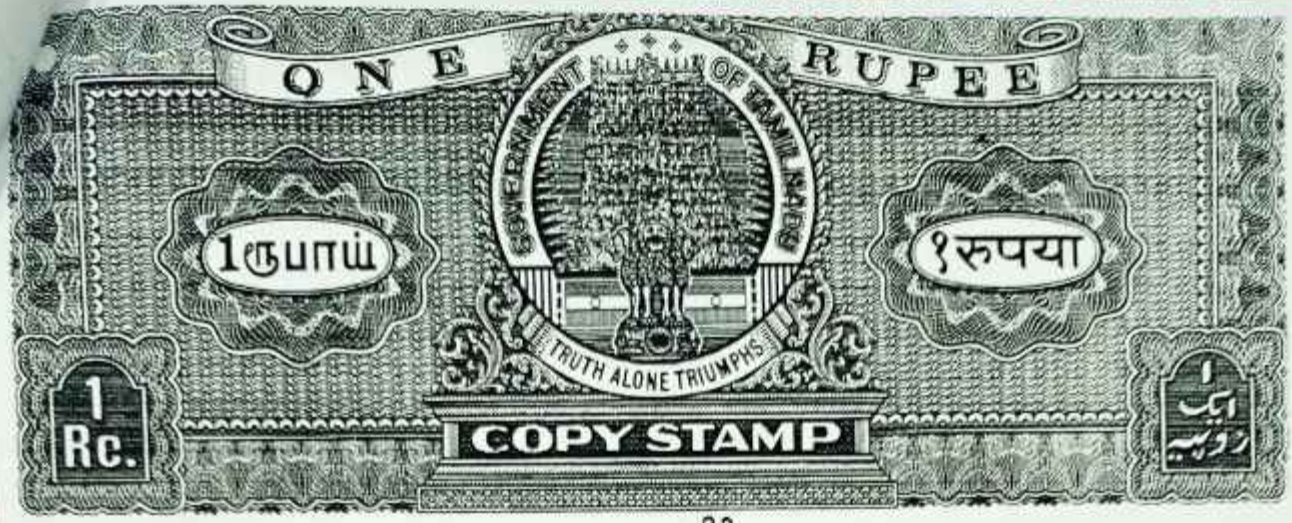
"அசல் வழக்கின் மீது உயர்நீதிமன்றம் வரை மேல்முறையீடு செய்த விவரம் எனக்கு தெரியும். ஆனால் அதில் உள்ள மற்ற உள் விவரங்கள் எனக்கு தெரியாது. இந்த வழக்கு தாக்கல் செய்த பிறகு தெரிந்து கொண்டேன் என்றால் இல்லை. வா.சா.ஆ.12 என் பெயரில் எழுதி வைத்ததாக சொல்லப்படும் உயிலில் பக்கம் 5ல் மேல்முறையீடு முழு சொத்துமே என் அப்பாவிற்கு தாள் பாத்தியப்பட்டதாக நீதிமன்றம் விளம்புகை செய்ததாக உயிலில் குறிப்பிட்டுள்ள விவரத்தை குறித்து நான் நீதிமன்ற தீர்ப்பை வாங்கி பார்த்தேன் என்றால் பார்த்தேன். அந்த தீர்ப்பில் இந்த வழக்கு சொத்து சம்பந்தமாக சாரதாம்பாள் சொத்தில் என் தந்தைக்கு 7ல் ஒரு பாகம் கிடைக்கக்கூடியது என அதில் சொல்லப்பட்டிருந்தது. உயர்நீதிமன்ற தீர்ப்பின் படி என் தந்தைக்கு 7ல் ஒரு பாகம் மட்டுமே பாத்தியம் என்றால் சரிதான். என் தந்தை உயிருடன் இருந்த காலத்தில் தனக்கு 7ல் ஒரு பாகம் வேண்டும் என வழக்கு செய்திருந்தார் என்றால் சரிதான்".

" உயில் 2010ம் ஆண்டு எழுதப்பட்டது. அது என் அப்பாவின் இறப்பிற்கு பிறகு 3.7.12 அன்று எனக்கு தெரியவந்தது. வருவாய் துறை ஆவணங்களை என் பெயருக்கு மாற்றிக் கொள்ள நாளது தேதிவரை எந்த முயற்சியும் எடுக்கவில்லை என்றால் சரிதான். உயிலின் அடிப்படையில் சொத்துக்களை முழுமையாக நான் தான் அனுபவித்து வருகிறேன் என்று காட்டுவதற்கு பிரத்யேகமாக ஆவணங்கள்

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எதுவும் நான் தாக்கல் செய்யவில்லை. டாக்குமெண்டுகள் இருக்கிறது அதை நான் மாற்றிக் கொள்ளவில்லை".

" தாவா சொத்திற்கு உயிலை தவிர என்னிடம் வேறு எந்த ஆவணமும் இல்லை என்றால் சரிதான்".

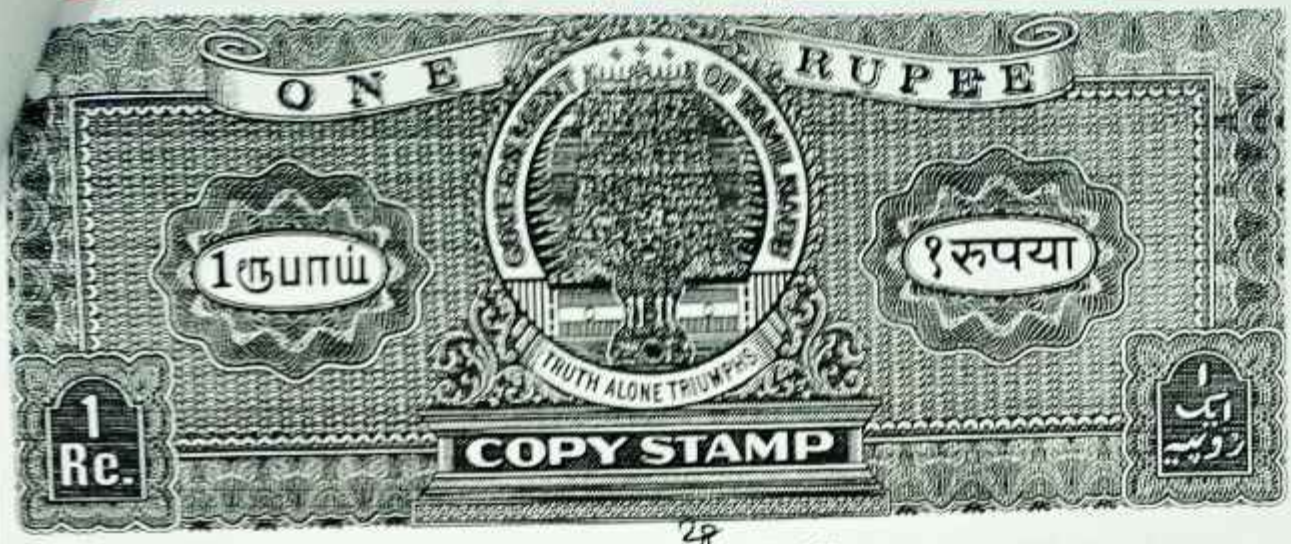
" உயிலின் அடிப்படையில் வழக்கு சொத்துகளை தவிர மற்ற சொத்துகளை நான் தான் நிர்வாகம் செய்து வருகிறேன் என்று காட்டுவதற்கு எந்த ஆவணமும் தாக்கல் செய்யவில்லை".

The copy of the said Will has been marked as Ex.A12. Once it is held that, the properties belonged to Saradha ammal, Ranganatha Padayachi had no title to the properties and he has no right, title or interest to execute a Will in favour of Ex.A10 for the suit properties. The truth of the Will is not disputed. The question is, whether it is valid in regard to the entire properties. The will contains other properties of Ranganatha Padayachi. Therefore, as far as those properties are concerned, Ranganatha Padayachi's right to deal with those properties of his own cannot be disputed. The 1st defendant contended that, the one who claims title through a Will should prove its genuineness. In this regard he relied on the following decision reported in,

175 words. corr. int. exr.

K. Lakshmi

Document No. 1345 of 2023 of books I
contains 68 Sheets 33 Sheet
Registering Officer



28

2017(3) MWN (Civil) 409,

Amaladoss Stephen Vs. Srimathi Seethalakshmi Ammal and others,

Wherein it is held that,

"INDIAN SUCCESSION ACT, 1925 (39 OF 1925), Section 68 – Proving Will – Burden of proof – Suit for Declaration of Title and Recovery of Possession – Plaintiff claimed title to Suit property through registered Will executed by original Owner – Defendants claimed title to suit property through registered Partition Deed – Genuineness and validity of Will under suspicious circumstances – Propounder has to dispel suspicious circumstances – Held, absence of reasons in will for denying benefit to other sons and daughters, who would otherwise inherit property, would cast doubt on genuineness if Will – Non-challenge to registration of Partition Deed and reference to partition Deed in Encumbrance Certificate, cannot be ignored – Evidence of power of Attorney Agent alone, without examining Legatee, is not sufficient to dispel suspicious circumstances of will – Genuineness of Will not established – Appeal allowed – Consequently Judgment and Decree passed by Trial Court set aside – Suit dismissed.

175 words. corr. / int. exr.

K. Lakshmi

Document No. 13465 of 2009 of books I
contains 68 Sheets 34 Sides

Registering Officer



Therefore, the Will executed by Ranganatha Padayachi will be valid with regard to the properties except to those which stood in the name of Saradha ammal. These issues are answered accordingly.

15. Additional Issue No.1:

It is not shown by the 10th defendant that how the Court Fee paid is incorrect. Though it is stated in the written statement filed on the side of the 10th defendant that, the suit is not properly valued, no arguments were advanced to substantiate this fact. The plaintiffs have claimed partition. The suit is valued u/s.37(2) of TNCF Act. Hence, the Court Fee paid is correct. This issue is answered against the 10th defendant.

16. Issue No.4:

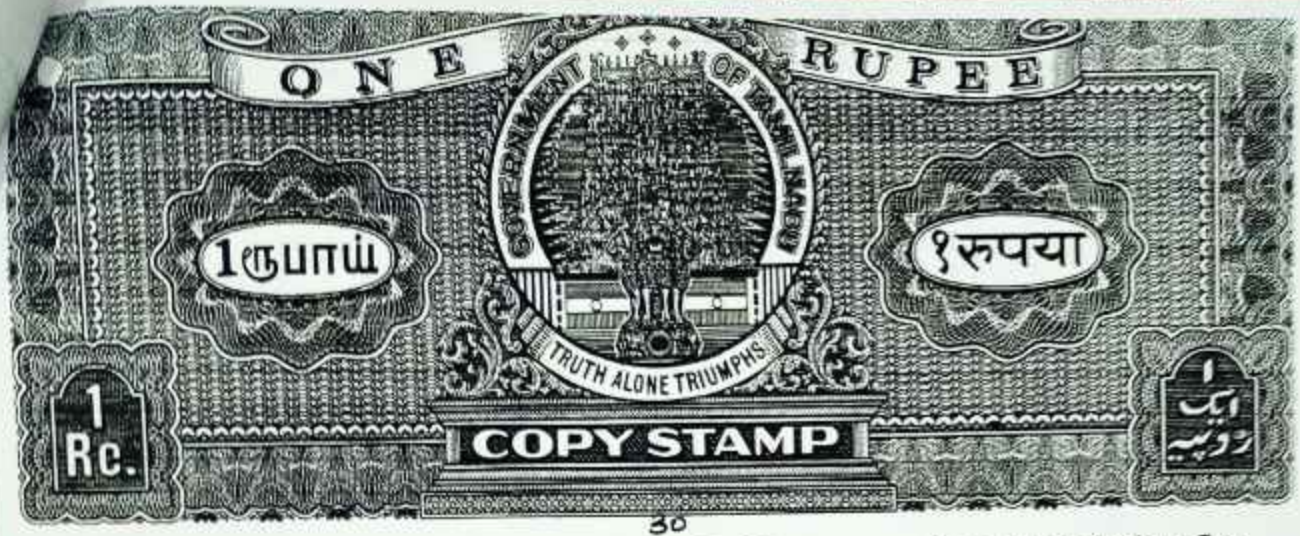
The suit is decreed in part. There will be a Preliminary Decree for partition dividing the suit property and allotting 12/77th share each to the plaintiffs and the 1st defendant by means of Preliminary Decree. The plaintiffs will take out an application for appointment of an Advocate Commissioner for dividing the suit property and for passing of final decree. The

175 words. corr. int. exr.

K. Lakshmi

Document No. 13465 of 2009 of books / contains 68 Sheets 35 Sheet

Registering Officer



30

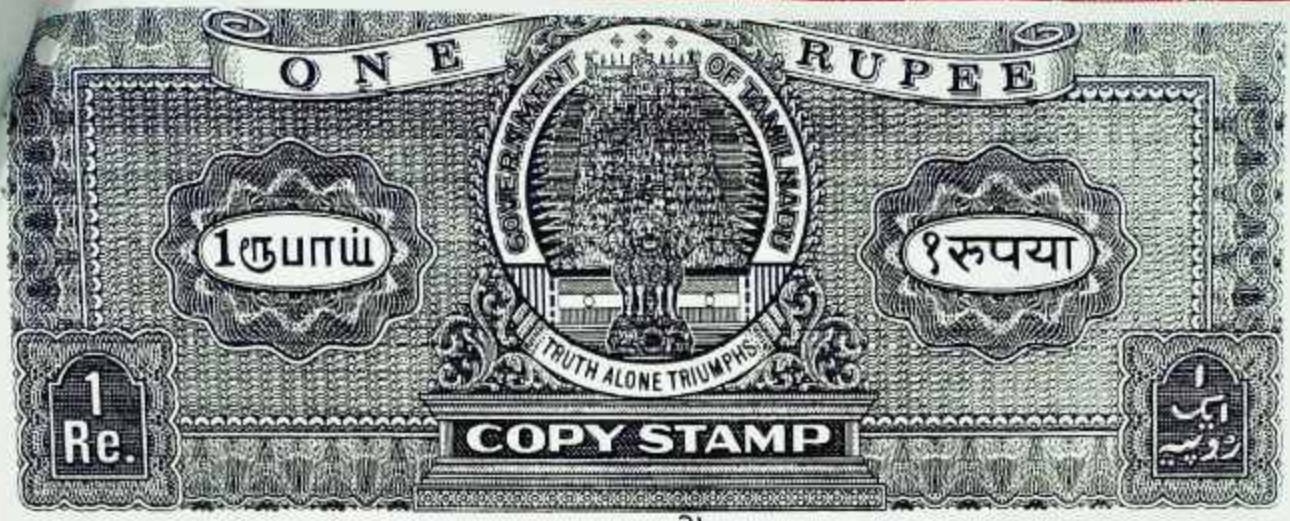
1st defendant will be allotted his share during the final decree proceedings. The defendants 7 to 11 will render an account of the suit properties and pay the plaintiffs their share of the income. Considering the relationship between the parties, I make no order as to cost. The suit is adjourned sine-die for passing final decree.

17. In the result, the suit decreed in part. There will be a Preliminary Decree for Partition dividing the suit property and allotting 12/77th share each to the plaintiffs and the 1st defendant by means of a Preliminary Decree. The plaintiff will take out an application for appointment of an Advocate Commissioner for dividing the suit property and for passing of final decree. The 1st defendant will be allotted his share during the final decree proceedings. The defendants 7 to 11 will render an account of the suit properties and pay the plaintiffs their share of the income. The will is decided as null and void regarding the suit schedule properties alone. Considering the relationship between the parties, I make no order as to cost.

175 words. corr. / int. exr.

K. La 05/11

Document No. 1245 of 2013 of Books)
contains 68 Sheets 36 Sheet
Registering Officer



The suit is adjourned sine-die for passing final decree.

Dictated by me to the steno-typist, taken and shorthand and transcribed in the computer by her, corrected and pronounced by me in the open Court, on this the 23rd of March 2018.

S/d. K.Sudha
23/3/18
Additional Subordinate Judge
Chengalpattu

Plaintiff side witness:
PW1 Thiru. Kothandan (1st plaintiff)

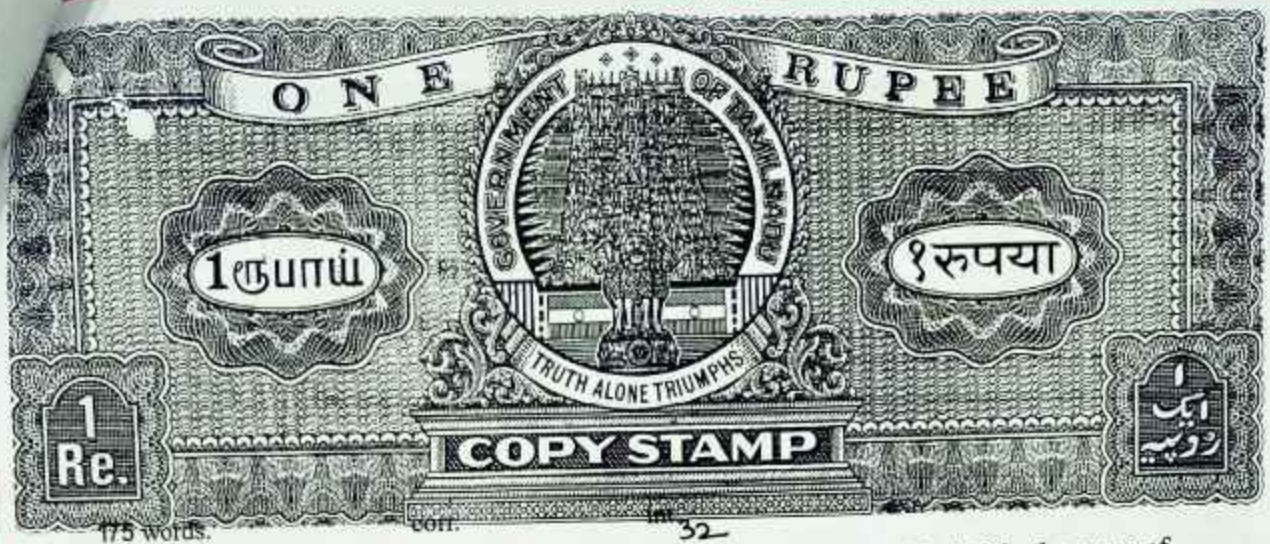
Plaintiff side exhibits:

Ex.A1	26.06.1956	Certifide copy of the Sale deed executed by Narayana Naicker in favour of Saradhambal.
Ex.A.2	24.06.1968	Certified copy of the Sale deed executed by Kandhasamy Udaiyar and Rami ammal in favour of Saradhammal
Ex.A3.	30.06.1983	Certified copy of the Judgment passed in O.S.No.362/1979.
Ex.A4.	29.04.1999	Certified copy of the Judgment passed in Second Appeal No.2182/1986 dated
Ex.A5	13.06.2007	Certified copy of the Decree in O.S.No.326/2000.
Ex.A6	06.07.2012	Xerox copy of Death Certificate
Ex.A7	08.03.2013	True copy of Legalheirship Certificate of Saradha ammal.
Ex.A8	20.03.2013	Xerox copy of Legalheirship Certificate of Ranganathan.
Ex.A9	08.03.2003	Certified true copy of the Patta bearing No.159 in the name of Saradhammal.
Ex.A10	25.07.2012	Certified true copy of the Patta bearing No.402 in the name of Ranganatha Padayachi.

175 words Corr. int. Xerox.

K. Lakshmi.

Document No.1345/2023 of books I
contains 68 Sheet's 87 Sheet



175 words. corr. int. 32

Ex.A11	25.07.2012	Certified true copy of Patta bearing No.403 in the name of Ranganatha Padayachi.
Ex.A12	18.05.2010	Certified copy of the Will executed by Ranganatha Padayachi in favour of Jayalakshmi.

Defendants' side witnesses :

DW1 Thiru.Jayaraman (1st defendant).

DW2 Selvi. R.Jayalakshmi (10th defendant).

Defendants' side exhibits :

Ex.B ---		Series of Kist Receipts (8 Nos.).
Ex.B2	20.03.2017	Notice issued by the Village Administrative Officer of Guduvanchery Village issued in the names of 1st and 3rd plaintiffs and 1st defendant.
Ex.B3	10.08.2016	e-copy of Patta bearing No.7883 in the names of Sakunthala, Kothandan, Sakthivani, Ashokan, Manimegalai and Jayaraman.

Sd/. K.Sudha

23/3/12

Additional Subordinate Judge,

Chengalpattu.

Int. Exr

105 words. Corr.

T/W. 5430/32

copied by: K. Lakshmi

examined by:

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Document No. 13465 of 2023 of Books

contains 60 Sheets 38 Sheet

Registering Officer

G.NO. 3988/2018
with 50 CS

Thiru. S. Sundaravelu
Advocate

ASJ
O.S. 211/18

In The Court of Principal District and Sessions Judge at Chengalpattu
Copy Application Filed on 26.7.2018
Copy Stamps Called for with CS
Copy Stamps Deposit on
Copy Stamps Addl. Called for —
Copy Stamps Addl. Deposit on —
Copy Made Ready on 16.8.2018
Copy Delivery on 18/8/18
Superintendent of Copyists

$\frac{5430}{32} + \frac{110}{1} + \frac{965}{6} = \frac{6505}{39}$

Document No. 13465 of 2019 of Book 1
contains 68 Sheets 39 Sheet
Writing Officer

P. DIST. AND SESSIONS COURT
CHENGALPATTU
26 JUL 2018
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SUPERINTENDENT OF COPYISTS

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMIL NADU

61AB 846915

R. MANOHAR.
STAMP VENDOR
Licence No.3/97,Dt. 30-9-9
No.14-A, Deverajanar street
Vedachela Nagar,
Chengalpattu-603 00

S. Sundaravadivelu
Advocate
Chengalpattu

14 DEC 2018

IN THE COURT OF THE PRINCIPAL DISTRICT JUDGE AT CHENGALPATTU
ON THE FILE OF THE ADDITIONAL SUB JUDGE, AT CHENGALPATTU
OS.NO.34/2016

R.Kothandam and others ....Plaintiffs

/vs/

R.Jayaraman and others ...Defendants

Certified that the Non-Judicial Stamp is enclosed along with the Certified Xerox Copy of **Final Decree** in **OS.No.34/2016** on the file of the Additional Subordinate Court, Chengalpattu in **G.No.2840/2023** on the file of the Principal District Court, Chengalpattu Copy granted to **Tr.S.Sundaravadivelu, Counsel for Defendant1**.

Copied by:

Examined by:

SUPERINTENDENT OF COPYISTS

Document No.13405 of 2023 of books
contains 69 Sheets 10 Sheet

Registering Officer

Document No.1346/5 of 2028 of books /
contains 68 Sheets 41 Sheet

Registering Officer

PRL DIST AND SESSIONS COURT
CHENGALPATTU
18 DEC 2018
RECEIVED
Superintendent of Copyists

T.PRATHIBA
ADVOCATE

No.25, Ekambaranar Street
Vedhachalam Nagar,
Chengalpattu

IN THE COURT OF THE ADDITIONAL SUB JUDGE
CHENGALPATTU

I.A. NO. 304 OF 2018
in
O.S.No.34 of 2016

R.Kothandam and others ...Petitioners

Vs

R.Jayaraman and others ... Respondents

MEMO FOR SERVICE OF NOTICE

To

1. R.Kothandam
2. S.Sathiavani
3. R.Ashokan
4. A.Manimegalai

... Petitioners

1.R.Jayaraman
2.J.Loganathan
3. J.Ramesh
4.J.Selvi
5.R.Pannerselvam
6..R.Seethalakshmi
Nos. 2 to 6 are residing at No.1, Nataraja Naicker Street, Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District
7.Loganayaki
19, Aringar Anna Street, Guduvancheri and Post, Chengalpattu Taluk
8. S.Maheswari
Kanniyappa Nagar, Guduvancheri and Post, Chengalpattu Taluk
9.P.Selvi
10. R.Neelamegam
9 and 10 are residing at 14, Railway Station Road, (Aringar Anna Street), Guduvancheri-603202, Chengalpattu Taluk ... Respondents

Sir/Madam,

Please take notice that I have been appointed as Advocate Commissioner in the above mentioned interim application for suggesting the mode of division of the suit property and to note down the physical features of the suit schedule mentioned property.

I am intending to make my visit to the suit property on 31.08.2019 at 11.00 AM.

Kindly be present without fail and enable me to execute the warrant of commission in accordance with the directions mentioned in the warrant.

Document No.13465 of 2019 of book 1 contains 68 Sheets 43

Registering Officer

IN THE COURT OF THE ADDL. SUB- JUDGE OF CHENGALPATTU

I.A.NO. 304 OF 2018 IN O.S. NO. 34 OF 2016

1 i).Mr. R. Kothandam and Others. .....PETITIONERS.

Vs.

2 i) Mr.R. Jayaraman and Others. .....RESPONDENTS.

MEMO FILED BY PETITIONERS/ PLAINTIFFS

The Plaintiffs are in joint enjoyment of the suit Schedule mentioned properties: The properties are valued As per the SELF AFFIDAVIT FILED BY PLAINTIFFS AND AFFIDAVIT FILED BY 3RD PARTY

A cent is valued at Rs. 5,000/-

Total extent is 2 acres and 17 cents Total value comes around 10,85,000/-

Plaintiffs 48th share in the suit schedule mentioned properties Comes around 6,76,363.00

(-) Remaining 29 share in the suit schedule mentioned properties Comes around 4,08,637.00

Non Judicial Stamp paid to the Major Share value of Rs. 6,76,363/-

Non-Judicial Stamp at the rate of 1% for Rs. 6,76,363/ is paid herewith.

Non-Judicial Stamp to the tune of Rs. 6,763/- is attached herewith to be treated as part hereof and it may be received into and the Final Decree may be engrossed in the Non-Judicial Stamps and a copy may be furnished to the Plaintiffs.

R. Sugumar
Counsel for Plaintiffs.

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contains 68 Sheets 42 Sheet
Registering Officer

SCHEDULE OF PROPERTY

Kancheepuram District, Chengalpattu Taluk, Guduvanchery Village and Firka, properties comprised in the following numbers

S.No.	Survey No.	Extent in Acres	Market Value	Kist Value	Patta No.
1	133/2A	1.00	500000	Rs.2.87	403
2	133/2B	0.59 Cents	295000	Rs.1.70	159
3	133/1A	0.29 Cents	145000	Rs.0.75	402
4	134/1	0.29 Cents	145000	Rs.0.83	402
		2 Acres and 1'' cents	1085000		

T. Prathi
Advocate Commissioner

Encl.: Copy of Court Warrant

Copy To

1) The Thasildhar, / Surveyor, Chengalpattu / Guduvanchery Firka.

2) V.A.O, Guduvanchery

Subordinate Judge's Court, Chengalpattu
11 8 OCT 2019
ADAR

To:Tahsildar.
Chengalpattu Taluk.

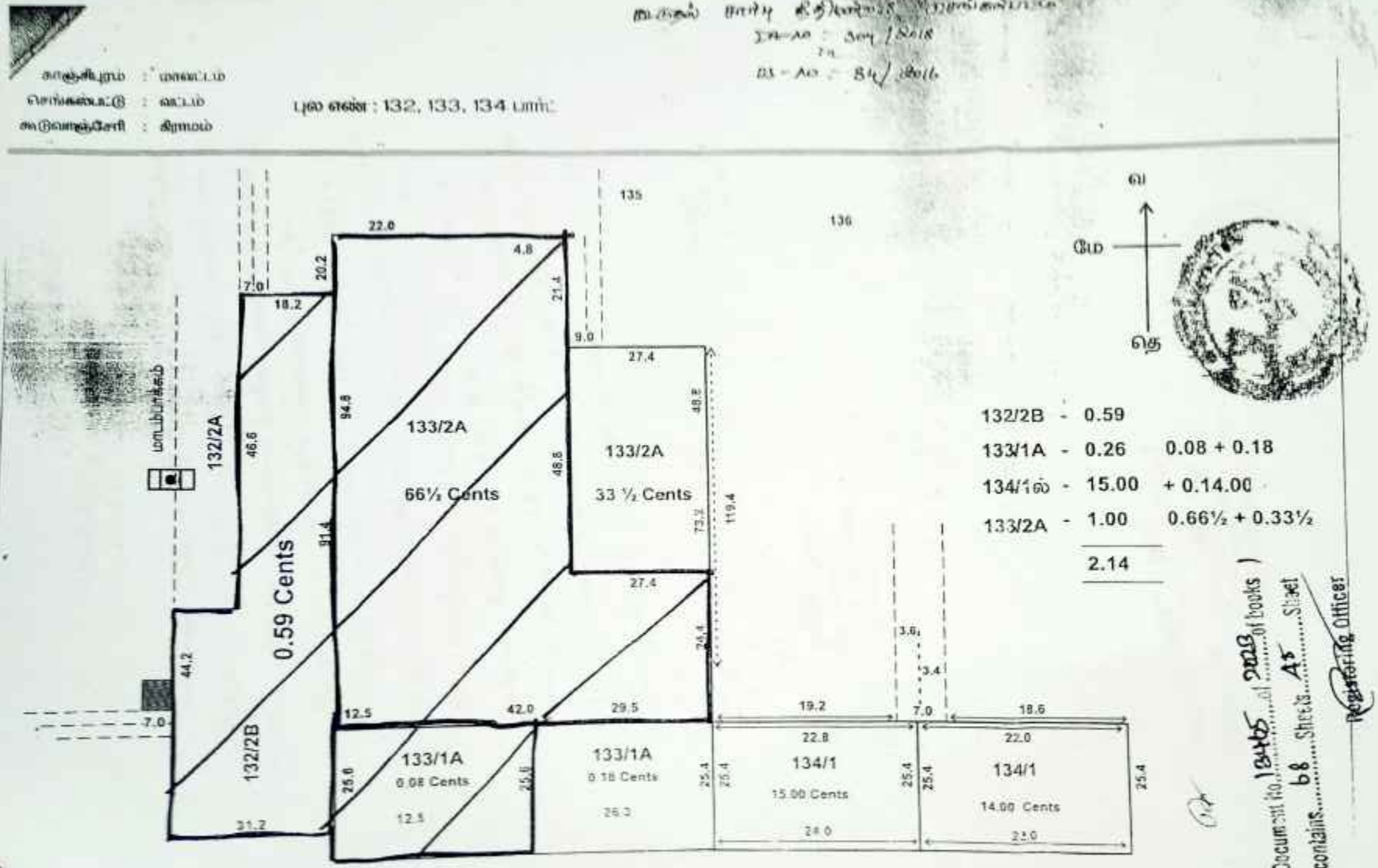
Sir,

kindly instruct the VAO, Guduvanchery,to assist me on 31 in executing the warrant,to locate the suit lands, to file my report to theCourt and oblige.

yours Truly,

T. Prathi
Advocate Commissio

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contains 68 Sheets 44 Sheet
Registering Officer



132/2B - 0.59
133/1A - 0.26 0.08 + 0.18
134/1(a) - 15.00 + 0.14.00
133/2A - 1.00 0.66½ + 0.33½
2.14

Document No. 13465 of 2023 (of books)
Sheet A5
contains 68 Sheets

Registering Officer

S.No 133/1B

T. Plotted

பணி நீது குடிமக்கள்பதிவுறுது

காஞ்சிபுரம் மாவட்டம், செங்கல்பட்டு வட்டம், உத்தமசோழபுரம் கிராமம் . 05. உத்தமசோழபுரம் கிராமத்தில் வழக்கு எண் 34/2016 க்காக தொடுக்கப்பட்ட கோரிக்கை மனுவில் குறிப்பிடப்பட்ட வழக்குரிய அளவையர் மற்றும் கிராம நிர்வாக அலுவலர் ஆகியோர் முன்னிலையில் கிராம நத்தம் புல எண் 133/2A, 132/2B, 133/1A, 134/1 ஆகியவை கிராம நத்தம் புலப்பதிவேட்டில் உள்ளவாறு அளந்து கண்ட 31.08.2017 அன்று அளந்து பார்க்கப்பட்டது. தாலுகா புலப்பதிவேட்டில் புலப்படத்தில் பார்த்தவாறு என்பதை பணிவுடன் தெரிவித்துக்கொள்கிறேன்.

31.08.2017

பணிவுள்ளவன்

31.8.17

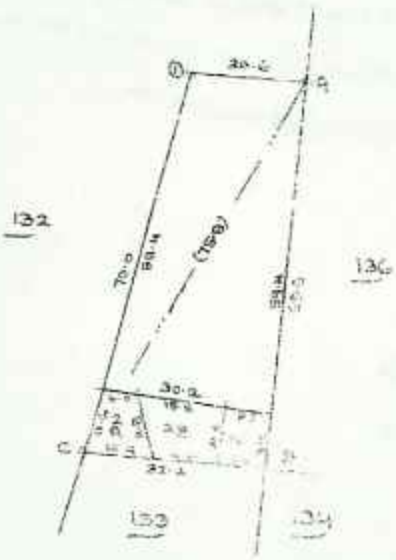
வட்ட நில அளவர்

31.8.17

வட்ட நிலஅளவர்
(நில அளவை)
வட்டாட்சியர் அலுவலகம்
செங்கல்பட்டு

Document file No. 1348/2017 of Vol. No. I
contains 66 Sheets 46 Sheets
Registering Officer

135/2C

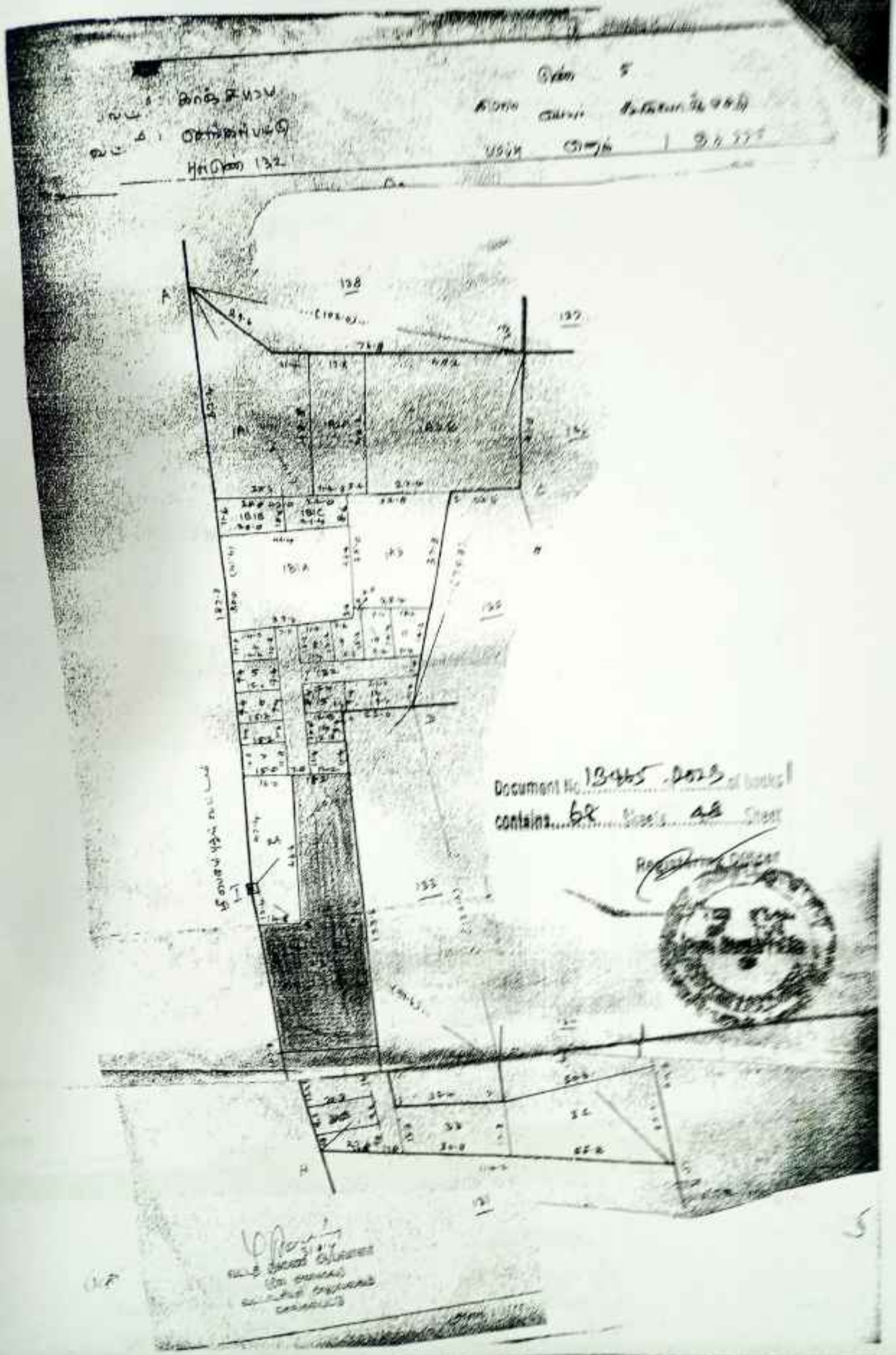


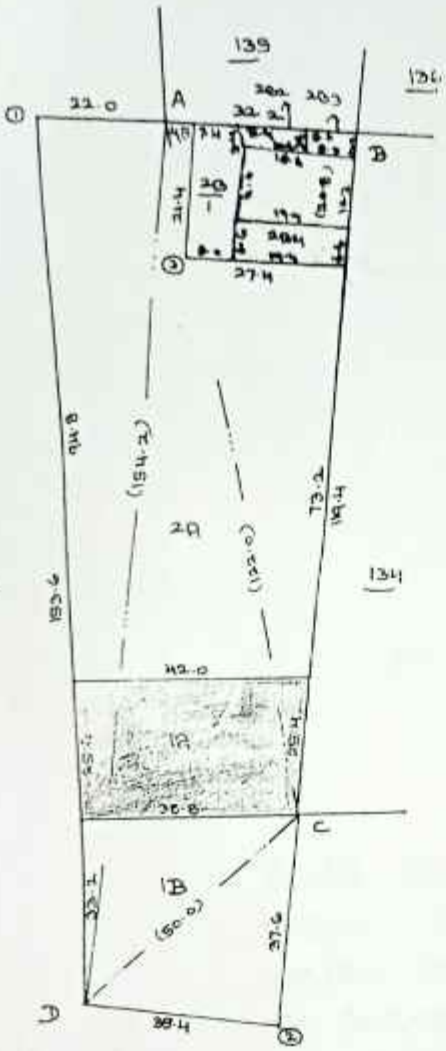
(உண்மை நகல்)

கிராம நிர்வாக அலுவலர்
தெ-5, கூடலாஞ்சேரி கிராமம்
செங்கல்பட்டு வட்டம்

Document No. 13465 of 2023 of books
contains 66 Sheet's 47 Sheet

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Document No. 13465 2023 of book I
contains 68 Sheets and Sheet



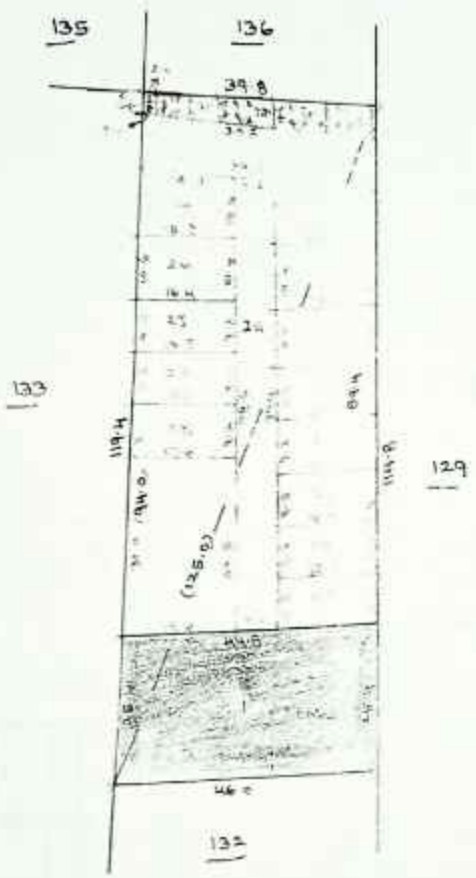
		A (122.0)	
2	0.6	101.2	
		C (90.0)	
		24.0	26
		D (154.2)	
		2.0	21.2
		A	

வட்டத் தலைமை ஆய்வாளர்
(நில அளவை)
மாவட்டாட்சியர் அலுவலகம்
சொல்லப்பட்டு

Document No. 18465 of 2023 Book 1
contains 68 Sheets 49 Sheet

மாட்டம் : செங்கல்பட்டு

புலஎண் : 1314



வட்டத் தலைமை ஆய்வாளர்
(நில அளவை)
வட்டாட்சியர் அலுவலகம்
செங்கல்பட்டு

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contains 68 Sheets 50 Sheet
Registering Officer

ARUNACHALAM NAGAR



PLOT NO.	AREA	
	GR	SQFT
1	0	2150
2	0	1776
3	0	1820
4	0	1590
5	0	1620
6	0	1615
7	0	1904
8	0	1921
9	0	1853
10	0	1725
11	0	1740
12	0	1755
13	0	1785
14	0	1740
15	0	1725
16	0	1688
17	0	1643
18	0	1855
19	0	1874
SHOP	0	1408

PLAN SHOWING THE PROPOSED LAYOUT OF HOUSE SITES IN S.No.: 133/2B, 134/2, 135/1PT, 2 AND 136/1B OF GUDUVANCHERY VILLAGE, CHINGLEPET TALUK, KANCHEEPURAM DISTRICT.

APPROVED LAYOUT No.:- 2005-246/L.D.U.166

T/c

T. Rati
Adv. comp

Document No. 1865 of 2023 of books
contains 68 Sheets 57 Sheet

இ.ம. எண். 304 /2018

இல்

அ.வ. எண். 34/2016

திரு.கோதண்டன் மற்றும் சிலர் ... மனுதாரர்கள்/வாதிகள்

எதிர்

திரு.R.ஜெயராமன் மற்றும் சிலர் ... எதிர்மனுதாரர்/பிரதிவாதிகள்

வழக்கறிஞர் ஆணையரால் தாக்கல் செய்யப்படும் அறிக்கை

1. நான் இந்த வழக்கின் மேற்கண்ட இடைக்கால மனுவில் வழக்கின் சொத்துக்களை பார்வையிட்டு வாதிகளுக்குரிய பாகத்தினையும் முதல் பிரதிவாதிக்குரிய பாகத்தையும் தனியாக அடையாளம் காட்டும்படியாக உத்திரவிடப்பட்டிருந்தேன். நான் அந்த வகையில் கிராம நிர்வாக அலுவலர் மற்றும் தாலுக்காவை சார்ந்த நில அளவையாளர் ஆகியோரின் உதவியுடன் இடத்தை அடையாளம் காண வேண்டுமென கருதி மனுதாரர் மூலமாக அவர்களுக்கு என்னுடைய கா ஆய்வு நாள் பற்றி தெரியப்படுத்தினேன். நான் 31.08.2019 அன்று அளந்து அதன் பௌதீகத் தன்மைகளை குறித்தும் அறிக்கையும் வரைபடமும் தாக்கல் செய்ய/ ஆணையிடப்பட்டிருந்தேன்.

2. அந்த வகையில் நான் தரப்பினர்களுக்கு என்னுடைய 31.08.2019 தேதியன்று ஆய்வு செய்ய உள்ளதை பற்றியும் அந்த ஆய்வின் பொழுது தரப்பினர்கள் ஆஜராக வேண்டும் என்பதனைப்பற்றி 22.08.2019 தேதியிட்ட அறிவிப்பின் வாயிலாக தெரிவித்திருந்தேன். நான் கொடுத்த முன்னறிவிப்பை கொடுக்கப்பட்டு தாலுக்கா அலுவலகத்தின் தாசில்தாருக்கும், கூடுவாஞ்சேரி நில அளவையருக்கும் நேரில் கொடுத்ததை அவர்கள் பெற்றுக் கொண்டனர். தரப்பினர்கள் வழக்கறிஞர்களுக்கு நேரில் கொடுத்ததை அவர்கள் பெற்றுக் கொண்டனர். எனது ஆய்வின் பொழுது எதிர்தரப்பினர்களில் முதல் எதிர்மனுதாரரும், மற்றும் அவருடைய வழக்கறிஞரும் மற்றும் 10, 11 வது எதிர்மனுதாரரும், அவருடைய வழக்கறிஞர்களும், நில அளவையாளர், கிராம நிர்வாக அலுவலர் மற்றும் அவரது உதவியாளர் ஆகியோர் உதவியுடன் வழக்கறிஞர் ஆணையர் நியமன உத்திரவில் கண்ட சொத்துக்களை பார்வையிட்டு பௌதீகத்தன்மைகளை குறித்துக் கொண்டு வழக்கின் சொத்துக்கள் வாதி மற்றும் பிரதிவாதிக்கிடையே எவ்வாறு பகிர்ப்படலாம் என்று என்னுடைய அறிக்கையை சமர்ப்பிக்கின்றனர்.

3. நான் 31.08.2019 அன்று காலை 11.00 மணிஅளவில் நில அளவையாளர் அவர்களை கூடுவாஞ்சேரி கிராமத்தில் அடங்கிய சர்வே எண்.133/2Aல் அடங்கிய 1 ஏக்கர் 132/2Bல் அடங்கிய 0.59 செண்ட், 133/1Aல் அடங்கிய 0.29 செண்ட் மற்றும் 134/1ல் அடங்கிய 0.29 செண்ட் ஆகிய சொத்துக்களை அடையாளம் காண்பிக்கும் படி வேண்டினேன். நில அளவையாளர் கிராம நிர்வாக அதிகாரியுடன் வந்திருந்து ஒவ்வொரு சர்வே எண்ணில் அடங்கிய சொத்தையும் தனித்தனியாக அடையாளம்

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காட்டினார். சர்வேயர் அவர்கள் புல எண்களில் [illegible] வழங்கியுள்ளார். மேலும் பல எண்களின் கூட்டு வரைபடம்(Combined sketch) பெறப்பட்டு என்னுடைய இந்த அறிக்கையுடன் இணைக்கப்பட்டுள்ளது. அந்த வரைபடங்களையும், என்னுடைய இந்த அறிக்கையின் ஒரு பகுதியாக கருத வேண்டுகின்றேன்.

4. முதன் முதலில் சர்வே எண். 132/2B ஐ அடையாளம் காட்டினார். அந்த சர்வே எண்ணுக்கு மேற்கே அமைந்த சர்வே எண். 132/2Aல் அமைந்த எல்லைக்கல்லை அடையாளம் காட்டினார். அந்த கல்லுக்கு மேற்கே ஸ்ரீபெரும்புதூர் தாலுக்காவில் அடங்கிய மாடம்பாக்கம் கிராமத்தில் அடங்கிய சொத்துக்கள் உள்ளதாகவும், அந்த எல்லைக் கல்லுக்கு கிழக்கே கூடுவாஞ்சேரி கிராமத்தில் அடங்கிய சொத்துக்கள் உள்ளதாகவும் அடையாளம் காண்பித்தார். என்னுடைய வரைபடத்தில் (Combined sketch) காண்பித்தபடி அளவுகள் கொண்டதாக அமைந்திருந்தது. அதன் மொத்த விஸ்தீரணம் 0.59 சென்ட் ஆகும். அதன் தென் கிழக்கு பகுதியில் சர்வே எண்கள் 133/1A, 134/1 ஆகியவை அமைந்திருந்தது. புல எண். 133/1A ஆனது மொத்தமாக 0.26 சென்ட்டும் சர்வே எண். 134/1 ஆனது மொத்தமாக 0.29 சென்டும் அளந்து காண்பிக்கப்பட்டது. நான் மேற்சொன்ன இடங்களை பார்வையிட்ட போது மழைநீர் தேங்கி இருந்தது என்றாலும் ஒவ்வொரு சர்வே எண்ணின் அளவுகளும் எல்லைகற்களை கொண்டு அளந்து காண்பிக்கப்பட்டது. வழக்கு சொத்திற்கு வடக்கில் உள்ள அங்கீகரிக்கப்பட்ட DTCP 246/2005/ம.ப.166ல் அடங்கிய அருணாச்சலம் நகரில் கண்ட அணுகு சாலை வழியாக வாதிகள், பிரதிவாதிகளுக்கு ஒதுக்கப்பட்ட மனைகளுக்கு சென்று வர அமைந்துள்ளது.

5. சர்வே எண். 133/2A வினையும், புல அளவையாளர் அவர்கள் அதன் இட அமைவினை அளந்து அடையாளம் காட்டினார். அதன் மொத்த விஸ்தீரணம் 1 ஏக்கர் காணப்பட்டது. அந்த புல எண்ணுக்கு வட கிழக்கில் மனைப்பிரிவுகளுக்கான போக்குவரத்து வழி அமைந்துள்ளது. அந்த போக்குவரத்து பாதையினை காண்பிக்கும் விதமாக புல எண். 135 மற்றும் 136 ஆகியவற்றின் சான்றிட்ட புல வரைபட நகலையும் புல அளவையாளரிடத்தில் பெற்று இத்துடன் இணைத்துள்ளேன். தாவா மொத்த விஸ்தீரணம் 2.17 என்று கண்டுள்ளது.ஆனால் பூமியில் 2.14 தான் உள்ளது.

6. எனக்கு வழங்கப்பட்ட ஆணையர் உத்திரவில் வாதிகளுக்கு 48/77 பங்கு ஒதுக்கீடு செய்யப்பட வேண்டும் என்றும் அதே போன்று முதல் பிரதிவாதிக்கு 12/77 பாகமும் ஒதுக்கீடு செய்யப்பட வேண்டும். எனவே மொத்த விஸ்தீரணமான 2 ஏக்கர் 14 சென்டினை 77 பாகங்களாக பிரித்தால் ஒரு பாகமானது சுமாராக 2.77 சென்ட் ஆக கிடைக்கும். அவ்வாறாக வாதிகளுக்கு கிடைக்கக் கூடிய 48/77 பாகம் என்பது சுமாராக 1 ஏக்கர் 33 ½ சென்ட் ஆகும். 1ம் பிரதிவாதிக்கு கிடைக்கக்கூடிய விகிதாச்சார பாகம் சுமார் 0.33 ½ சென்ட் ஆகும். மேலும் பிரதிவாதிகள் 7 முதல் 11 வரை உள்ளோருக்கு கிடைக்க கூடிய 5/77 விகிதாச்சார பாகம் என்பது சுமார் 0.14 சென்ட் ஆகும்.

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...டு செய்தபடிக்கு சர்வே எண். 133/2Bல் 0.33 ...
133/1A - 0.26 செண்ட் இருந்தது. அந்த இரண்டு சர்வே எண்களுக்கும் மேற்கில் அங்கீகரிக்கப்பட்ட மனைபிரிவுகளுக்கான போக்குவரத்து வழி அமைந்திருந்தது. அதனால் 132/2B-ல் முழு விஸ்தீரணமும், 133/1Aல் செண்ட்டும்ட மேலும் 133/2Aல் 0.66 ½ செண்டும் ஒதுக்கீடு செய்ப்பட்டால் வாதிகள் தங்களுக்கு ஒதுக்கப்பட்ட 1 ஏக்கர் 33 ½ செண்ட்டையும் மேற்கில் அமைந்த போக்குவரத்து வழியாக சென்றடையலாம். எனவே இத்துடன் இணைத்துள்ள வரைபடத்தில் காட்டியபடிக்கு மேற்படி 1 ஏக்கர் 33 ½ செண்ட்டையும் வாதிகளின் பங்காக ஒதுக்கீடு செய்யலாம் என பரிந்துரைக்கின்றேன். அதனை நான் நீல வண்ணமிட்டு காட்டியுள்ளேன்.

8. 1ம் பிரதிவாதிக்கு சர்வே எண். 133/2Aல் அமைந்த 0.33 ½ செண்ட் இடத்தை என்னுடைய வரைபடத்தில் காட்டியபடிக்கு 1ம் பிரதிவாதிக்கு ஒதுக்கீடு செய்யலாம் என்று பரிந்துரைக்கின்றேன். 1ம் பிரதிவாதிக்கு ஒதுக்கீடு செய்யப்படும் இடத்தினை சென்றடைய அதன் வடக்கு புறத்தில் அங்கீகரிக்கப்பட்ட மனைப்பிரிவுகளில் அமைந்த போக்குவரத்து வழி உள்ளது. 1ம் பிரதிவாதிக்கு ஒதுக்கீடு செய்யப்படும் இடத்தை நான் பச்சை வண்ணமிட்டு காட்டியுள்ளேன். 1வது பிரதிவாதி தனக்குரிய பாகத்தை ஒதுக்க கோரி நீதிமன்ற கட்டளைத்தை செலுத்தியது வாராண்ட்டில் கண்டுள்ளது.

9. வழக்கு சொத்திற்கு வடக்கில் உள்ள அங்கீகரிக்கப்பட்ட DTCP 246/2005/M.P.166ல் அடங்கிய அருணாச்சலம் நகரில் கண்ட அணுகு சாலை வழியாக வாதிகள், பிரதிவாதிகளுக்கு ஒதுக்கப்பட்ட மனைகளுக்கு சென்று வர அமைந்துள்ளது. பிரதிவாதிகள் 7 முதல் 11 வரை உள்ளோருக்கு அவர்களுக்குரிய 5/77 பாகமான 0.14 செண்ட் இடமானது என்னுடைய வரைபடத்தில் காட்டியபடிக்கு சர்வே எண். 134/1ல் கிழக்கு புறத்தில் காட்டியுள்ளேன். வடக்கில் மனைப்பிரிவு அங்கீகரிக்கப்பட்ட அருணாசல நகர் மனைப்பிரிவு, போக்குவரத்து வழி கண்டுள்ளது.

10. நான் எனக்கு வழங்கப்பட்ட ஆணையர் உத்திரவினை இவ்வாறாக நிறைவேற்றி என்னுடைய வரைபடம் மற்றும் புலவரைபட நகல்கள், ஆணையர் உத்திரவு, ஆணையர் அறிவிப்பு ஆகியவைகளை இணைத்து சமர்ப்பித்துள்ளேன். இதனை ஏற்கும்படி வேண்டுகின்றேன்.

T. Ravi
வழக்கறிஞர் ஆணையர்

இணைப்புகள்

1. வழக்கறிஞர் ஆணையர் நியமன உத்திரவு
2. அறிவிப்புகள் மற்றும் அஞ்சலக உறைகள் , ஒப்புகை அட்டைகள்
3. அறிக்கை
4. ஆணையர் வரைபடம், சான்றிட்ட புல வரைபட நகல்கள்
5. அருணாச்சல நகர் Layout Plan Xerox



AV 254460

தமிழ்நாடு तमिलनाडु TAMILNADU

- 9 SEP 2021

R. MANOHAR
STAMP VENDOR
Licence No. [illegible], Dt: 30-[illegible]
Vedachala Nagar,
Chengalpattu - 603 [illegible]
Cell : [illegible]

IN THE COURT OF THE ADDITIONAL SUBORDINATE JUDGE, CHENGALPATTU

Present :Selvi. M.K. Anusha M.L.,

ADDITIONAL SUBORDINATE JUDGE,
CHENGALPATTU.

(ThiruvalluvarAanduVihariVarudam 16th day of AyipasiThingal)

Saturday the 2nd day of November 2019

I.A.No.304/18
in
O.S.No.34/2016

1. K. Kothandam, aged about 56 years, son of RanganathanPadayatchi, Hindu, residing at No.17 A Aringnar Anna Street, Cudurancheri and Post, Chengalpattu Taluk.

2. S. Sathiavani, aged about 48 years, wife of late Sundaram, Hindu, residing at No.1 Chengalpattu Thiruporur Road, (Opp. To Kountana), Thiruporur and Post Chengalpattu Taluk.

Document No. 18465 of 2019 of books
contains 64 Sheets 55 Sheet

Registering Officer



தமிழ்நாடு तमिलनाडु TAMILNADU
- 3 SEP 2021

AH 900007
R. MANOHAR
STAMP VENDOR
Licence No: 3/97, Dt: 30-9-97
Vedachala Nagar,
Chenalpattu - 603 001
Cell : 9444333697

3. R. Asokan, aged about 47 years, son of Ranganathapadayatchi, Hindu, residing at No.1, NatarajaNaicker Street, Guduvancheri and Post, Chengalpattu Taluk.

4. A. Manimegalai, aged about 40 years, wife of late. Arumugam, Hindu, residing at KottameduKootu Road, Kottamedu Village, & Post, ThiruporurTaluk.

...Petitioners/Plaintiffs

/Vs/

1. R. Jayaraman, aged 38 years, son of D.M. R anganathapadyatchi, Hindu, Self-employed, residing at No.17/9, AAringnar Anna Street, Guduvanchery and Post, Chengalpattu Taluk, Kancheepuram District.
2. J. Loganathan, aged 50 years, S/o. Jayaraman
3. J. Ramesh , aged 40 years, S/o. Jayaraman
4. J. Selvi, aged 35 years, D/o. Jayaraman
5. Panneerselvam, aged 25 years, son of Ravi

Document No.12445 of 2022 of books
contains 44 Sheets 56 Sheets
Registering Office

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

ONE HUNDRED RUPEES

रु. 100

भारत INDIA

INDIA NON JUDICIAL

தமிழ்நாடு तमिलनाडु TAMILNADU

- 3 SEP 2021

CK 816589

R. MANOHAR
STAMP VENDOR
Licence No: 3/97, Dt: 30-9-97
Vedachala Nagar,
Chengalpattu - 603 001
Cell : 9444333697

6 R. Seethalakshmi, aged 22 years, daughter of Ravi,

All are residing at No.1, NatarajaNaicker Street, Guduvanchery Village, and Firka, Chengalpattu Taluk, Kancheepuram District.

7. Loganayaki, aged about 48 years, wife of RanganathaPadayatchi, Hindu, Residing at No.19, Aringnar Anna Street, Guduvancheir and Post, Chengalpattu Taluk.

8.S. Maheswari, aged 39 years, wife of Sargunalan, residing at Kanniappa Nagar, Guduvanchery and Post, Chengalpattu Taluk, Kancheepuram District.

9.P. Selvi, aged 36 years, wife of Panner, residing at IriyaMangalam Village, Mappedu Post, ThiruvallurTaluk, Thiruvallur District.

10 Jayalakshmi, aged 34 years, D/o. Ranganathan,

Document No.1346 of 2021 books
contains 18 Sheets 5 Sheet

Registering Officer



தமிழ்நாடு தமிலநாடு TAMILNADU

23 SEP 2021

BC 903057
R. MANOHAR
STAMP VENDOR
Licence No: 3/97, Dt: 30-9-97
Vedachala Nagar,
Chengalpattu - 603 001
Cell : 9444333697

Neelamegam, aged 32 years, S/o. Ranganathan, No. 10 and 11 are residing at No.14, Railway Station Road. (Arignnar Anna Street), Guduvanchery Post, 603 202, Chengalpattu Taluk, Kancheepuram District.

...Respondents/Defendants

This Petition filed by the Petitioners/Plaintiffs for passing a Final Decree in terms of the Preliminary Decree dated 23.03.2018 for Partitioning the suit schedule mentioned properties by appointing an Advocate as Commissioner to suggest the mode of division and allotment of 48/77 share to the Petitioners and also enquire into the future mesne profits from the date of Plaint till the date of delivery of the properties and for costs.

Petition first presented on 18.04.2018

Document No 13465 of 2021 Books
contains 68 Sheets 58 Sheet
Registering Officer



தமிழ்நாடு TAMIL NADU
3 SEP 2021

56AA 441461
R. MANOHAR
STAMP VENDOR
Licence No. 3/97, Dt: 30-9-97
Vedachals Nagar,
Chenaipattu - 603 001
Cell : 9444333697

This Petition came up before me for final hearing on 25.10.2019 in the presence of Thiru. R. Sugumar Advocate for Petitioners/Plaintiffs and Thiru. S.Sundaravadivelu, Advocate for the 1st Respondent/Defendant and Thiru. V. Nandhakumar Advocate for the Defendants 7 to 11 and the Defendants 2 to 7 called absent set exparte and upon hearing the arguments of Petitioners side counsel, perusing the relevant records and having stood over for consideration till this day, this court doth decree as follows:

FINAL DECREE

1. That the Petition be and the same is here by allowed.

2. That the Portion in" **Blue** " colour mentioned in the Advocate Commissioner Report is allotted to the Petitioners/ **Plaintiffs**.

Document No.1346 of 2022 Books
I contains 68 Sheets 67 Sheet

Registering Officer



தமிழ்நாடு TAMIL NADU
- 3 SEP 2021

56AA 441462
R. MANOHAR
STAMP VENDOR
Licence No 387 Dt: 30-9-97
Vedachala Nagar,
Chengalpattu - 603 001
Cell : 9444333697

3. THAT THE PORTION IN "GREEN" COLOUR MENTIONED IN THE ADVOCATE COMMISSIONER REPORT IS ALLOTTED TO THE 1ST RESPONDENT/ 1ST DEFENDANT.

4. That the Advocate Commissioner report, Sketch and Map, memo dated 25.10.2019 shall stands part and parcel of the Final Decree.

5. That there be no order as to costs.

SCHEDULE OF PROPERTY

In Kancheepuram District, Chengalpattu Taluk, Guduvancherry Village & Firka, properties comprised in the following numbers

Document No 13465 of 2022 Books
1 contains 68 Sheets 60 Sheet
Registering Officer

भारतीय गैर न्यायिक

दस रुपये

रु.10

TEN RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

தமிழ்நாடு TAMIL NADU

3 SEP 2021

56AA 441463

R. MANOHAR
STAMP VENDOR
Licence No. 197 Dt. 28-8-97
Vedachary Nagar,
Chengalpattu - 603 001
Cell : 9444231697

Sl.No.	Survey Number	Extent in Acres	Market Value	Kist Value	Patta No.
1	133/2A	1.00	5,00,000	Rs.2.87	403
2	132/2B	0.59 Cents	2,95,000	Rs.1.70	159

(Sl.No.2 - Survey Number amended as per Order in Memo dated 16.02.2021)

3	133/1A	0.29 Cents	1,45,000	Rs.0.75	402
4	134/1	0.29 Cents	1,45,000	Rs.0.83	402
		2 acres and 17 cents	10,85,000		

Document No: 12465 of 2021 Book 1

I contains 68 Sheets and 61 Sheet

Registering Officer



தமிழ்நாடு TAMIL NADU
3 SEP 2021

56AA 441464
R. MANOHAR
STAMP VENDOR
Licence No 3/97, Dt: 30-9-97
Vedachala Nagar,
Chengalpattu - 603 001
Cell : 9444333697

8

Schedule of Costs

	Petitioners	Respondents
1) Stamp on Petition	Rs. 20.00	Rs. ---
2) Stamp on vakalath	Rs. --	Rs. --
3) Stamp on exhibits	Rs. --	Rs. ---
4) Stamp on petitions	Rs. --	Rs. --
5) Pleader's fee	Rs. --	Rs. --
6) Service of Process	Rs. --	Rs. --
Total	Rs. 20.00	Rs.

(Petitioners side Cost memo not filed hence other costs not taxed)

Given under my hand and the seal of this Court on this, the 2nd day of November 2019

(FINAL DECREE ON NJS DRAFTED FOR 1ST DEFENDANT.)

Additional Subordinate Judge
Chengalpattu.

Total Pages : 3
Corrections :
Initial :
Examined by :

Document No.13465...of 2021 of Books
I contains 68 Sheets 62 Sheet

Registering Officer

Certified Xerox Copy

Superintendent of Copyist
Principal District Court
Chengalpattu.

17

G. No: 2840/2022
OS No: 34/2016
Thiru: S. Sundaravadivel
Advocate for: defendant

Document No.1346 of 2022 of Books
contains 68 Sheets 63 Sheet
Registering Officer

DISTRICT AND SESSIONS COURT
CHENGALPATTU
Application made on 20.4.2022
Court Fee Called For on 10.5.2022
Court Fee Deposited on 12.5.2022
Addl Court Fee Called on
Addl Court Fee Deposited on
Copy Ready on 26.5.2023
Copy Delivered on 01.06.23
Copyist Superintendent

P/ Gooduvancheri/ 308 / 2023

CERTIFICATE UNDER SECTION 42 OF THE INDIAN STAMP ACT 1899

S.No 9461 of 2023

I hereby certify that a sum of ₹ 100/- (Rupees One Hundred only) on account of deficit stamp duty has been levied under section 41 of the Stamp Act in respect of this instrument from Mr. ஜெயராமன் residing at எண்.9, அறிஞர் அண்ணா தெரு, GUDUVANCHERI, Vandalur, Chengalpattu, Tamil Nadu, India, 603202.

Sub Registrar: Gooduvancheri
Date: 15/07/2023

Signature of Sub Registrar and Collector under Section 41 of the Indian Stamp Act

Presented in the office of the Sub Registrar of Gooduvancheri and fee of ₹ 17,460/- paid at 02:30 PM on the 15/07/2023 by

Left Thumb





R. Jayaraman 9444483439

Identity of the person verified through Consent based AADHAAR Authentication using Thumb Impression with UIDAI reference No. : UKC:650792ac778db30eca446187bc3598a42cf94f (Details from UIDAI : Jayaraman R S/O: Ranganathan Padaiyachi, 12-02-1964, xxxxxxxx9580)



15th day of July 2023

VAITHILINGAM V
Sub Registrar
Gooduvancheri

Document No.13465 of 2023 Books
I contains.....68...Sheets.....64...Sheet
Registering Officer

R/Gooduvancheri/Book-1/13465/2023

Registered as Number R/Gooduvancheri/Book-1/13465/2023.

Date: 01/08/2023
Gooduvancheri

VAITHILINGAM V
Sub Registrar

Document No 13465 of 2023 Book-1
containing 68 Pages 65 Sheet
Registering Officer

[redacted] सरकार



ஜெயராமன் ர
Jayaraman R
பிறந்த நாள்/DOB :
12-02-1954
ஆண் / Male

[redacted]

9839 3051 9580

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

[redacted] प्राधिकरण
GOVT OF INDIA

முகவரி: த/பெ. ரங்கநாதன் படையாச்சி, 1 அறிஞர் அண்ணா தெரு, நந்திவரம்-கூடுவாஞ்சேரி, கூடுவாஞ்சேரி, செங்கல்பட்டு, காஞ்சிபுரம் தமிழ் நாடு 603202

Address: S/O: Ranganathan Padaiyachi, 1 ARIGAR ANNA STR, Nandivaram - Guduvancheri, GUDUVANCHERY, Chengalpattu, Kancheepuram, Tamil Nadu, 603202

[redacted]

1947
1800 300 1947

help@uidai.gov.in www.uidai.gov.in

P.O. Box No. 1947, Bangalore-560 001

R. Jayaraman

R Jayaraman

B ஜெயராமன்

Document No. 134.605/2020 Book 1
I contains 68 Sheets 66 Sheet
Registering Officer

[redacted]



சண்முகம் ராஜபாதர்
Shanmugam Rajapathar
பிறந்த நாள்/DOB: 16/05/1968
ஆண்/ MALE

Issue Date: 18/06/2020

6717 7235 7162

VID : 9124 7855 5555 7943

எனது ஆதார், எனது அடையாளம்

[redacted] Authority of India

முகவரி:
S/O: ராஜபாதர், 13, [illegible] தெரு, கடுவாஞ்சேரி, நந்தியாத்-கடுவாஞ்சேரி(பி.ஓ), காஞ்சிபுரம், தமிழ் நாடு - 603202

Address:
S/O: Rajapathar, 13, DR ZAHEER HUSSAIN STREET, GUDUVANCHERRY, Nandivaram - Guduvancheri, Kancheepuram, Tamil Nadu - 603202



6717 7235 7162

VID : 9124 7855 5555 7943

1947 | help@uidai.gov.in | www.uidai.gov.in

R. Jamadar

ஜ. ஜமாதார்

Document No 13463 of 2023 books
I contains 68 Sheets 67 Sheet
Registering Officer



5163 2714 6365

VID : 9136 6749 0581 8341



5163 2714 6365

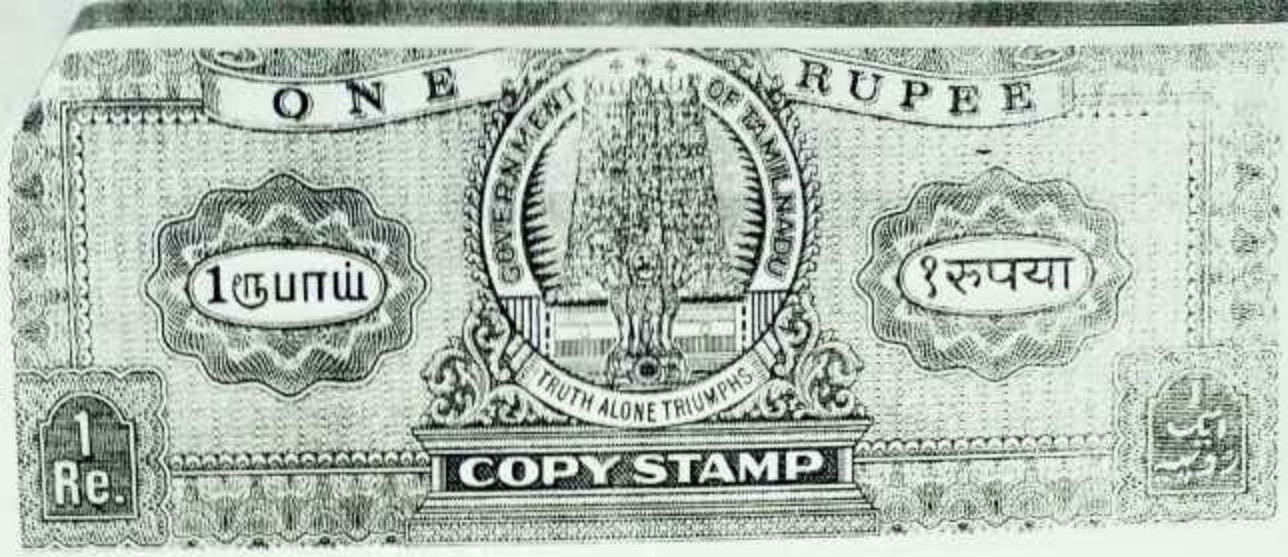
VID : 9136 6749 0581 8341

R. Jayakar

B. பாஸ்கரன்

Document No 13465 of 2024 Books
I contains 68 Sheets 68 Sheet

Registering Officer



In the Court of the Additional Subordinate Judge, Chengalpattu.

O.S.No.34/2016

R.Kothandam and others ... Plaintiffs.

/Vs/

R.Jayaraman and others ... Defendants.

Valuation Slip

1.Section and Sub Section of the Act	: u/s. 37(2) and 25(d) of TNCF and SV Act.	
2. Nature of suit	: Suit for partition and for declaration.	
3.Annual Revenue or Rent payable	: ---	
4.Market value	: Rs.10,85,000/-	
	Plaintiffs' share value - Rs.6,76,363/-	
5. Value for the purpose of Court Fee	: Rs.6,77,363/-	(Rs.6,76,363 + 1000)
6. Court Fee paid	: Rs.825-50	(Rs.750 + 75-50)

(Sd/-) xxxxx
Counsel for plaintiff

(Sd/-) xxxxxx
Plaintiff.

/By Order/True Copy/

Sd/.xxx

Sheristadar,

Sub Court, Chengalpattu.

110 words. Corr. Int. Exr

T/W 110/1
copied by: K Lakshmi

examined by: [illegible]

SUPERINTENDENT OF COPYISTS.



In the Court of the Additional Subordinate Judge, Chengalpattu.

Present : Tmt.K.Sudha, B.Sc., M.L.,
Additional Subordinate Judge,
Chengalpattu.

(Thiruvalluvaraandu 2048, SriHeyvilambi Varudam, Friday the 9th day of Panguni)

Friday the 23rd day of March 2018

Original Suit No.34/2016

1. R.Kothandam, aged 50 years, S/o. Ranganatha Padayatchi, Hindu, residing at No.17- A, Arignar Anna Street, Guduvancheri and Post, Chengalpattu Taluk.
2. S.Sathiavani, aged 48 years, W/o. Late. Sundaram, Hindu, residing at No.1, Chengalpattu Thiruporur Road, (Opposite to Rountana), Thiruporur and Post, Chengalpattu Taluk.
3. R.Ashokan, aged 47 years, S/o. Ranganatha Padayatchi, Hindu, residing at No.1, Nataraja Naicker Street, Guduvancheri and Post, Chengalpattu Taluk.
4. A.Manimegalai, aged 40 years, W/o. Late.Arumugam, Hindu, residing at Kottamedu Koot Road, Kottamedu Village & Post, Thiruporur Taluk.

... plaintiffs

/Vs/

1. R.Jayaraman, aged 38 years, S/o. DM.Ranganatha Padayachi, Hindu, Self-employed, residing at No.17/9, Arignar Anna Street, Guduvanchery and Post, Chengalpattu Taluk.
2. Loganathan, aged 50 years, S/o. Jayaraman,
3. Ramesh, aged 40 years, S/o. Jayaraman,
4. Selvi, aged 35 years, D/o. Jayaraman,
5. Pannerselvam, aged 25 years, S/o. Ravi,

175 words Corr. Int. exv.

K.Lakshmi



6. Seethalakshmi, aged 22 years, D/o. Ravi,
defendants 2 to 6 are residing at No.1, Nataraja Naicker Street, Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District.

7. Loganayaki, aged 48 years, W/o. Ranganatha Padayatchi, Hindu, residing at No.19, Arignar Anna Street, Guduvancheri and Post, Chengalpattu Taluk.

8. Maheswari, aged 39 years, W/o. Sargunalan, Kanniappa Nagar, Guduvanchery and Post, Chengalpattu Taluk, Kancheepuram District.

9. Selvi, aged 36 years, W/o. Panner, Iriya Mangalam Village, Mappedu Post, Thiruvallur Taluk, Thiruvallur District.

10. Jayalakshmi, aged 34 years, D/o. Ranganathan,

11. Neelamegam, aged 32 years, S/o.Ranganathan,
defendants 10 and 11 are residing at No.14, Railway Station Road, (Arignar Anna Street), Guduvanchery Post - 603 202.

... Defendants.

This is a suit filed by the plaintiffs for passing a preliminary decree for partition of the suit schedule properties into 77 equal shares and allot 48 shares (12 such share to each plaintiff) to the plaintiffs by metes and bounds and to effect such division by appointing an Advocate Commissioner to suggest the mode of division, directing the defendants to put the plaintiffs

175 words. corr. int. exr.

K. Lakshmi



into possession of the suit properties viz., allotted portion of their share, declaring that the alleged Will dated 18.5.2010 bearing document No.39/III/2010 registered with the Sub-Registrar of Guduvanchery alleged to have been executed by Ranganatha Padayachi is null and void and not binding upon the plaintiffs and for costs.

Plaint first presented on 18.04.2016.

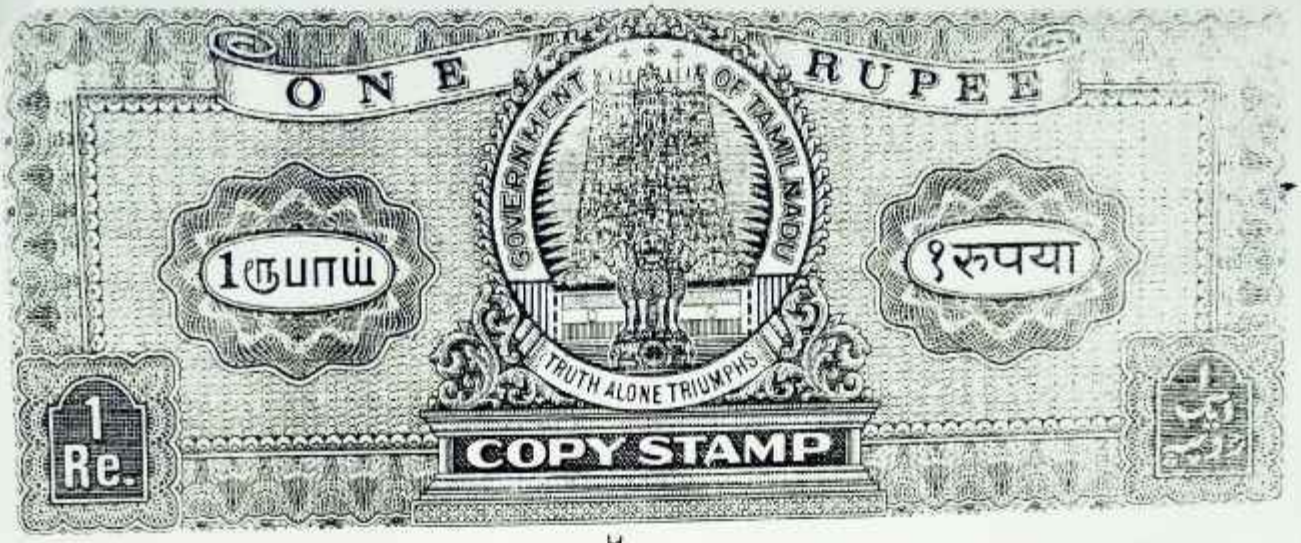
The value of this suit is calculated at Rs.6,77,363/- (Rs.6,76,363 + 1000) (Total value Rs.10,85,000/-) and a sum of Rs.825-50 (Rs.750 + 75-50) is paid as Court Fee u/s. 37(2) and 25(d) of Tamil Nadu Court Fee Act and Suits Valuation Act.

The cause of action for this suit arose on 26.6.1956, 24.6.1968, 15.6.1971, 13.6.2007, 3.7.2012 and 18.5.2010 at Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District.

This suit came up before me for final hearing on 8.11.2017, in the presence of Thiru.R.Sugumar, Advocate for the plaintiffs, Thiru.S.Sundaravadivelu, Advocate for the 1st defendant and the defendants 2 to 6 were called absent and set exparte, and Thiru.V.Nandhakumar, Advocate for the defendants 7 to 11, upon hearing the arguments of

175 words. corr. int. exr.

K. Lakshmi



H

both side counsel, perusing the relevant records and having stood over for consideration till this day, this Court doth order and deliver the following,

PRELIMINARY DECREE

1) That the suit be and the same is hereby decreed in part.

2)That the suit property be and the same is hereby divided into 77 equal shares.

3) That the plaintiffs be and are hereby entitled to 12/77th share **each**, in the suit property.

4) That the 1st defendant be and is hereby entitled to 12/77th share in the suit property.

5) That the plaintiffs be and hereby will take out an application for appointment of an Advocate Commissioner for dividing the suit property and for passing of final decree.

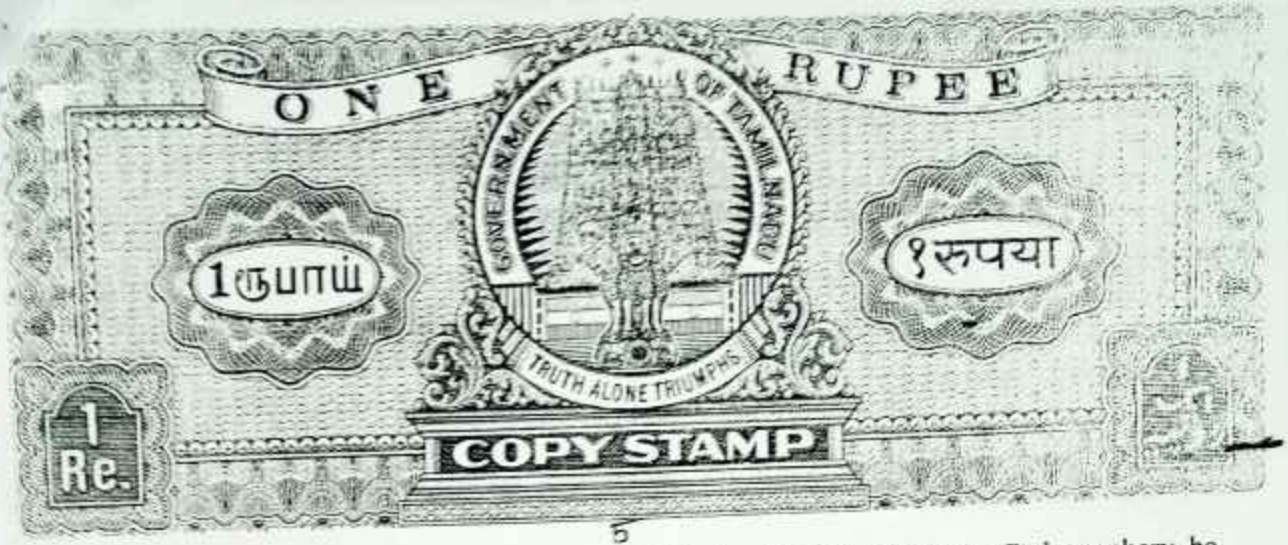
6) That the 1st defendant be and hereby allotted his share during the final decree proceedings.

7) That the defendants 7 to 11 do render an account of the suit properties and do pay the plaintiffs, their share of the income.

8) That the Will dated 18.5.2010 executed by Ranganatha Padayachi in favour of Jayalakshmi,

175 words. corr. ✓ int. ✓ exr. ✓

K. Lalitha



i.e., the 10th defendant, in document No.39/2010 before the Sub- Registrar, Guduvanchery, be and is hereby declared as null and void, regarding the suit schedule properties alone.

9) Considering the relationship between the parties, that there is no cost.

10) That the suit be and the same is hereby adjourned sine-die for passing final decree.

Schedule of Property

In Kancheepuram District, Chengalpattu Taluk, Guduvanchery Village Firka, properties comprised in the following numbers,

Sl.No.	Survey Number	Extent in Acres	Market Value	KIST VALUE	Patta No.
01.	133/2A	1.00	5,00,000	Rs. 2.87	403
2	132/2B	0.59 cents	2,95,000	Rs. 1.70	159
03.	133/1A	0.29 cents	1,45,000	Rs. 0.75 -	402
04.	134/1	0.29 cents	1,45,000	Rs. 0.83	402
		2 acres and 17 cents	10,85,000		

175 words corr / int. CCV.

K. Lalitha.

In the Court of the Additional Subordinate Judge, Chengalpattu.

Present : Tmt.K.Sudha, B.Sc., M.L.,
Additional Subordinate Judge,
Chengalpattu.

(Thiruvalluvaraandu 2048, Srilleyvilambi Varudam, Friday the 9th day of Panguni)
Friday the 23rd day of March 2018

Original Suit No.34/2016

1. R.Kothandam
2. S.Sathiavani
3. R.Ashokan
4. A.Manimegalai

... Plaintiffs.

/Vs/

1. R.Jayaraman
2. Jagnathan
3. Ramesh
4. Selvi
5. Ponnuselvam
6. Seethalakshmi
7. Loganayaki
8. Maheswari
9. Selvi
10. Jayalakshmi
11. Neelamegam

... Defendants

Document No. 18423 of 2023 of books 1
contains 85 Sheets 36 Sheet
Registering Officer

This suit came up before me for final hearing on 8.11.2017, in the presence of Thiru R.Suguman, Advocate for the plaintiffs, Thiru.S.Sundaravadivelu, Advocate for the 1st defendant and the defendants 2 to 6 were called absent and set exparte, and

Thiru.V.Nandhakumar, Advocate for the defendants 7 to 11, upon hearing the arguments of both side counsel, perusing the relevant records and having stood over for consideration till this day, this Court deliver the following,

JUDGMENT

This is a suit filed by the plaintiffs for passing a preliminary decree for partition of the suit schedule properties into 77 equal shares and allot 48 shares (12 such share to each plaintiff) to the plaintiffs by metes and bounds and to effect such division by appointing an Advocate Commissioner to suggest the mode of division, directing the [illegible] to put possession of the suit properties viz., allotted to [illegible] their share, declaring that the alleged Will dated 18.5.2010 bearing document No 9/III/2010 registered with the Sub-Registrar of Cunduvanchery alleged to have been executed by Ranganatha Padayachi is null and void and not binding upon the plaintiffs and for costs.

The case of the plaintiffs as follows:

The plaintiffs are brothers and sisters. The 1st defendant is their younger brother and the defendants 2 to 6 are the children of Shakunthala, the deceased sister of plaintiffs and 1st defendant. One Ranganatha Padayachi is their father and Saradha ammal is their mother and 1st defendant. Saradha ammal died on 15.6.1971. After the death of Saradha ammal, their father Ranganatha Padayachi married the 7th defendant Loganayaki as his 2nd wife and the defendants 8 to 11 are the sons and daughters of Ranganatha Padayachi born through the 2nd wife. The suit schedule properties are the absolute and exclusive properties of their mother Saradha ammal. The said properties were purchased under two different sale deeds. Saradha ammal purchased the property comprised in S.No [illegible] item No 1 of the suit property under the registered sale deed dated 25.6.1958 [illegible]

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document No.1873/1956. The property comprised in S.No.132/2B measuring an extent of 0.59 cents, S.No.133/1 measuring an extent of 0.29 cents and S.No.134/1 measuring an extent of 0.29 cents, i.e., item Nos.2 to 4 were purchased under the sale deed dated 24.6.1968 bearing document No.1517/1968 registered with the Sub-Registrar of Tambaram. The plaintiffs father Late Ranganatha Padayachi filed a suit against the present plaintiffs 1 and 2, for declaration of his title in respect of the ancestral properties and joint family properties owned by the plaintiffs and defendants and he had added the suit schedule properties as 'B' schedule properties in the said suit. The suit was numbered as O.S.No.362/1979 and it was pending on the file of the District Munsif of Chengalpattu. The suit was contested by the plaintiffs 1 and 2. Late.Ranganatha Padayachi pleaded benami in respect of the 'B schedule properties of the said suit. It was alleged by Ranganatha Padayachi that, he has paid the sale consideration and Saradha ammal was only a ostensible owner of the properties. The trial Court and 1st appellate Court had held that the item No.1 of the 'B' schedule properties of the said suit is the self-acquired property of Saradha ammal and the other items are benami properties of Ranganatha Padayachi. It was reversed by the Hon'ble High Court in the Second Appeal No.2182/1986 preferred by the present plaintiffs. It is held in para 17 of the Judgment that, the 'B' schedule mentioned items of O.S.No.362/1979 are the properties of Saradha ammal and the legal heirs of Saradha ammal are equally entitled for the same after the death of Saradha ammal. It is also observed in para 18 of the Judgment that, the only remedy available for Ranganatha Padayachi was to file a suit for partition in respect of the suit 'B' schedule mentioned items of O.S.No.362/1979. Accepting the verdict of the Hon'ble High Court of Judicature at Madras, the father of the plaintiffs namely Ranganatha Padayachi filed a suit for partition in

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O.S.No.326/2000 on the file of the District Munsif of Chengalpattu. The said suit was dismissed for default on 13.6.2007. The plaintiffs' father died on 3.7.2012. As per the Judgment of Hon'ble High Court of Judicature at Madras in S.A.No.2182/1986, the property has to be divided into 7 equal shares. The plaintiffs and the 1st defendant equally get a share in the properties. The defendants 2 to 6 are the legal heirs of Shakunthala. They are jointly entitled for 1/7th share in the schedule mentioned suit property. Ranganatha Padayachi was survived by the legal heirs described in the Genealogical Tree. The 1/7th share of the Late.Ranganatha Padayachi is to be divided into 11 equal shares and the plaintiffs and 1st defendant would get additional 1/77th share each in the properties and D7 to D11 are each entitled to 1/7th share. The defendants 2 to 6 are jointly entitled to 1/77th share in the suit schedule mentioned properties in addition to their 1/7th share in the suit schedule properties. The plaintiffs and 1st defendant would get 12/77th share in the suit schedule properties. Now the defendants have been called upon to come forward to divide the properties in accordance with the above said calculation. The defendants 1 to 6 are reluctant and the defendants 7 to 11 are refusing to divide the properties and they started to claim absolute right over the properties. It was brought to the notice of the plaintiffs that Mr.Ranganatha Padayachi had alleged to have executed a Will on 18.5.2010 and thereby bequeathed his share in the suit schedule properties in favour of Selvi.Jayalakshmi, the 10th defendant. The alleged Will is non-est in the eye of law. It is not accepted and acted upon. The plaintiffs' father was not in a sound state of mind and physic on the date of execution of the alleged Will. It is not his last Will and Testament. The important fact that is to be borne in mind is that when Ranganatha Padayachi filed the suit for partition in O.S.No.326/2000, he was hale and healthy and in sound state of mind. Ranganatha Padayachi is not entitled to execute a

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Will in respect of the entire suit property. During February 2016, the plaintiffs demanded the defendants 1 to 6 and 7to 11 for an amicable partition and the same was neglected by them stating that the entire properties belongs to Selvi.Jayalakshmi alone. It is also given out by the 10th defendant that she is going to sell out the suit schedule properties to third parties for pittance on the strength of the Will. It is already decided by the Hon'ble High Court of Judicature that the legal heirs of deceased Saradha Ammal are equally entitled for a share in the suit schedule properties. The documents pertaining to the suit schedule properties were already appreciated by a competent civil court and the other facts were also considered by the Hon'ble High Court while delivering its Judgment in respect of the suit schedule properties in S.A.No.2182/1986 and as such, the share of the parties alone to be worked out and determined by this Court in accordance with the procedural law. The properties are in joint enjoyment of the plaintiffs and defendants. The Patta bearing No.159 stands in the name of Saradha ammal. The Pattas bearing No.402 and 403 stands in the name of Ranganatha Padayachi in respect of properties comprised in S.No.134/1 and 133/1A and 133/2A. Hence, the suit for partition.

3. The averments in the written statement filed by the 1st defendant is as follows :

The 1st defendant denies all the allegations in the plaint except those that are specifically admitted by him. He admits the relationship detailed in the plaint. The suit schedule properties are the absolute and exclusive properties of 1st defendant's mother Saradambal. His mother had milch cows and buffaloes and she was doing milk vending business in Guduvanchery village. She had sufficient income to purchase the suit schedule properties. She had paid the entire sale consideration in respect of the suit schedule

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properties and she enjoyed the properties till her life time. The 1st defendant's mother Saradambal died in the year 1971 and after her death the properties are now in joint enjoyment of all the legal heirs of late Saradambal. The original documents relating to the suit properties are in the custody of his father Ranganatha Padayachi. The 1st defendant's father got estranged with him and he severed his connection with the 1st defendant after the year 2000. His father died on 3.7.2012. He was not hale and healthy during his last days and he was a puppet in the hand of his 2nd wife's children. He had filed a suit for partition in respect of the suit schedule properties in O.S.No.326/2000 on the file of District Munsif of Chengalpattu. The 1st defendant was one of the defendants in the said suit. The 1st defendant's father did not pursue the suit and it was dismissed for default on 13.6.2007. The 1st defendant is entitled for 1/7th share as the son of Saradambal and he is entitled to get a share in the 1/7th share of his father late.Ranganatha Padayachi. His father's 1/7th share to be divided into 11 equal shares. As such, the 1st defendant is entitled to get 12/77 share in the suit schedule properties. The 1st defendant's father did not execute the Will dated 18.5.2010 in favour of 10th defendant to suit her convenience. The alleged bequeath is not valid in the eye of law. The Will does not contain any valid reason for the exclusion of all other legal heirs of late.Ranganatha Padayachi. The 1st defendant reserves his right and craves leave to file additional written statement as and when required by this Court. The 1st defendant has paid necessary Court Fee of Rs.375/- under Section 37(3) of Tamil Nadu Court Fee Act 1955 for the allotment of his share in the suit schedule properties.

4. The averments in the written statement filed by the 10th defendant and adopted by the defendants 7 to 9 and 11, is as follows :

The 10th defendant denied all the allegations made in the plaint exc[illegible]

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that are specifically admitted by her. She has admitted the relationship mentioned in para 3 of the plaint. The 10th defendant has no comments in respect of the averments made in para 5 to 7 of the plaint. While in a sound disposing state of mind, her father had executed his last Will and Testament dated 18.5.2010. The said Will has been duly executed and attested as per the provisions of Indian Succession Act, Indian Evidence Act and Transfer of Property Act. After the death of her father, the said Will dated 18.5.2010 has come into force. As legatee this defendant alone is entitled to the suit property. There was no cause of action arose to file this suit for partition. There was no demand made by the plaintiffs before filing this suit. If the demand is true, they would have filed the demand notice along with plaint. The plaintiffs have joined hands with the 1st defendant and giving mental torture by filing suit one after another. The unsuccessful defendants in the earlier round of litigation having waited for the 2nd round of litigation filed by the 1st defendant in the suit and filed the present suit. The plaintiffs are not in joint possession of the property. The plaintiffs ought to have valued the suit and they ought to have paid the Court Fee u/s. 37(1) of TNCF Act. The suit is liable to be dismissed on the ground alone. Furthermore, the plaintiffs have undervalued the suit. The 10th defendant reserves her right to file additional written statement as and when necessary. Hence, prayed for dismissal of the suit with exemplary cost.

5. Upon the averments in the plaint and written statements, this Court has framed the following issues :

1) Whether the suit properties are absolute and exclusive properties of Saradha ammal ?

2) The plaintiffs are entitled to a share in the suit properties as per the Judgment of the Hon'ble High Court in S.A.No.2182/1986 ?

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3) Whether the Will dated 18.5.2010 executed by Ranganatha Padayachi in favour of D10 is true, valied and binding ?

4) Whether the plaintiffs are entitled to 12/77th share each in suit properties in all 48/77th share ?

5) Whether the plaintiffs are entitled to the declaration that the Will dated 18.5.2010 executed by Ranganatha Padayachi as null and void ?

6) To what relief ?

Additional Issue

1) Whether the suit is properly valued and the Court fee paid is correct ?

On the side of the plaintiffs, the 1st plaintiff was examined PW1 and Ex.A1 to Ex.A12 were marked. On the side of the defendants, the 1st defendant was examined as DW1 and Ex.B1 to Ex.B3 were marked. The 10th defendant has examined herself as DW2 and no documents were marked.

Issue No.1 :

The plaintiff has filed the present suit for partition and allotment of 48/77 i.e., 12/77 share to each of the plaintiff, (2) directing the defendants to put the plaintiffs in possession of their allotted share, (3)for a declaration that the Will dated 18.05.2010 alleged to have been executed by Ranganatha Padayachi is null and void and not binding on the plaintiffs and (4) for costs.

The plaintiffs and the 1st defendant and one Sakunthala were children born to Ranganatha Padayachi and Saradha ammal. The said Sakunthala died and her legal heirs are defendants 2 to 6. The said Saradha ammal died on 15.6.2017. After the death of Saradha ammal, the plaintiff and the 1st defendant's father died, the 7th defendant

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Loganayaki as his 2nd wife, defendants 8 to 11 are the children born to Ranganatha Padayachi through his 2nd wife Loganayaki. According to the plaintiffs, the suit properties are absolute and exclusive properties of their mother Saradha ammal, which were purchased under two different sale deeds. The said sale deeds are marked as Ex.A1 and Ex.A2. The suit properties are covered in four survey numbers namely 133/2A, 132/2B, 133/1A and 134/1. The total extent of property is 2 acres and 17 cents. The Legal Heir Certificate of Saradha ammal has been marked as Ex.A7. According to the plaintiffs their father Ranganatha Padayachi filed a suit for declaration of his title in respect of the ancestral properties and joint family properties owned by the plaintiffs and the defendants and he has added the suit property as the 'B' schedule property in the said suit which was numbered as O.S.No.362/1979 against the present plaintiffs. Ranganatha Padayachi pleaded benami in respect of 'B' schedule properties and alleged that, he has paid the sale consideration and that Saradha ammal was only a ostensible owner. The trial Court and the 1st appellate Court held that item No.1 of the 'B' schedule is the self-acquired property of Saradha ammal and other items as benami properties of Ranganatha Padayachi. The said finding was reversed in Second Appeal No.2182/1986 in which the Hon'ble High Court was pleased to hold that 'B' schedule items in O.S.No.362/1979 are the properties of Saradha ammal and the legal heirs of Saradha ammal are equally entitled for the same after the death of Saradha ammal. Based on the said judgment, Ranganatha Padayachi filed a suit for partition in O.S.No.326/2000 on the file of District Munsif, Chengalpattu and the said suit was dismissed for default on 13-06-2007. Ranganatha Padayachi died on 04/07/2012. According to the plaintiff, as directed in the judgment passed in the Second Appeal No.2182/1986, the sons and daughters of Saradha ammal namely the plaintiff and 1st defendant are equally entitled to the suit

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properties. The defendants 2 to 6, as the legal heirs of Sakunthala are jointly entitled to 1/7th share in the suit properties. The 1/7th share of Ranganatha Padayachi is to be divided into 11 equal shares and the plaintiffs and the 1st defendant to get 1/77th share each and defendants 7 to 11 will be entitled to 1/7th share. The defendants 2 to 6 jointly will be entitled to 1/7th share. Does the plaintiff and the 1st defendant would get 12/77th share. The said Ranganatha Padayachi had executed a Will on 18.5.2010, bequeathing his share in the suit properties in favour of 10th defendant Jayalakshmi. The said Will is non-est in the eye of law and it is not acted upon. The Will is a fabricated one and Ranganatha Padayachi is not entitled to execute Will in respect of the entire property. The plaintiffs demanded property for which the defendants are not agreeable. Hence, the present suit has been filed by the plaintiffs for the reliefs mentioned above.

9. The 1st defendant has filed a detailed written statement admitting the claim put forward by the plaintiffs and he has also filed necessary Court Fees for allotment of his share. The 1st defendant has also denied the Will in favour of the 10th defendant and has claimed that, it was not acted upon.

10. The defendants 7 to 11, though entered appearance through advocate by name NandhaKumar, they did not file the written statement. Hence, they were set exparte. The other defendants namely 2 to 6 have remained exparte. Later when the case was posted for judgment, an application along with written statement to reopen the case in I.A.No.390/2017 has been filed by the 10th defendant and the same was adopted by the defendants 7 to 9 and 11 and the same was allowed on 29.11.2017 by setting aside the exparte order passed against the defendants 7 to 11. Subsequently trial was commenced and proceeded.

11. The 1st plaintiff has examined himself as PW1 and has marked Ex.A1 to Ex.A12. The 1st defendant has examined himself as DW1 and no documents were marked on his side

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Ex.A1 is the Sale Deed for the purchase of item No.1. Ex.A2 is the Sale Deed for the purchase of item Nos.2 to 4. Ex.A3 is the Judgment passed in O.S.No.362/1979. Ex.A4 is the Judgment passed in Second Appeal No.2182/1986 dated 29.4.1999. Ex.A5 is the certified copy of the Decree in O.S.No.326/2000 dated 13.6.2007. Ex.A6 is the xerox copy of Death Certificate of Ranganatha Padayachi. Ex.A7 is the true copy of Legalheirship Certificate of Saradha ammal Ex.A8 is the xerox copy of Legalheirship Certificate of Ranganathan Ex A9 is the certified true copy of the Patta bearing No.159 in the name of Saradhammal. Ex.A10 is the certified true copy of the Patta bearing No.402 in the name of Ranganatha Padayachi. Ex.A11 is the certified true copy of Patta bearing No.403 in the name of Ranganatha Padayachi. Ex.A12 is the certified copy of the Will dated 18.5.2010 executed by Ranganatha Padayachi in favour of Jayalakshmi.

12. For a better appreciation I am extracting the genealogy as detailed below :-

Ranganatha Padayachi (died on 3.7.2012)

= Saradhammal (1st wife) (died on 15.6.1971)

Sakuntala ammal (died)	Kothandan P1	Sathiavani P2	Ashokan P3	Manimegalai P4	Jayaraman D1

Loganathan D2	Ramesh D3	Kala (died)	Selvi D4
		Pamerselvam D5	Seethalakshmi D6

Loganayaki (2nd wife) D7

Mageswari D8	Selvi D9	Jayalakshmi D10	Neelamegam D11	Nageswari (Unmarried died)

The relationship of the parties are not in dispute. Saradha ammal is the 1st wife of Ranganatha Padayachi. Originally the properties stood in the name of Saradha ammal. Her husband Ranganatha Padayachi claimed that, these properties are properties belonged to him, since he purchased them in the name of his wife Saradha ammal. In other words he

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pleaded benami transaction. The Sale Deeds in the name of Saradha ammal has been marked as Ex.A1 and Ex.A2. Further there had been prior disputes and the matter went upto the Hon'ble High Court in second appeal. The Hon'ble High Court was pleased to hold that, the properties which had been purchased in the name of Saradha ammal is her own properties and Ranganatha Padayachi cannot claim to have purchased the same. The relevant portion of the Judgment is extracted below for better appreciation.

> *"In the above circumstances, the findings of the Courts below that, items 2 to 4 of 'B' schedule were purchased in the name of his wife benami are not based on proper appreciation of evidence and law. Therefore, I hold that, the plaintiff failed to prove that 'B' schedule items were purchased benami in the name of wife. If that is so, after the death of Saradha ammal, the plaintiff and his sons and daughters are entitled to equal share in the properties.*
>
> *"As the 'B' schedule properties are self-acquired properties of Saradha ammal, the right of the defendants to claim their proportionate share cannot be denied by the plaintiffs and therefore, I hold that, the plaintiff is not entitled to any relief in respect of 'B' schedule properties."*

The matter is therefore concluded. Therefore, it has become final that, the properties belonged to Saradha ammal. The learned counsel for the plaintiffs have relied upon the following decisions reported in,

AIR 1995 KERALA 208

Vattakam Purath Parambil Ananda Bhai and another Vs. Kanaka Bhai and others

wherein it is held that,

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Succession Act (39 of 1925), S. 63 - Will - Mere registration - Does not give rise to presumption of its genuineness - Propounder has to discharge the burden qua its genuineness."

AIR 1995 SUPREME COURT 2086

Vrindavanibai Sambhaji Mane Vs. Ramchandra Vithal Ganeshkar and others

wherein it is held that,

"Succession Act (39 of 1925), S.63 - Will - Proof - Circumstances like "(a) Propounder taking prominent part in execution of will which confers substantial benefits on him; (b) Shaky signature; (c) Feeble mind which is likely to be influenced; (d) Unfair and unjust disposal of property.", not present - There is nothing unnatural about contents of will - Fact that testatrix made a Will at age of fifty cannot be considered as suspicious circumstances reflecting on genuineness of Will - Finding in second appeal on reappreciation of evidence that will was not genuine and was not proved - Illegal."

(2007) 5 MLJ 740

J.Mathew (died) and others Vs. Leela Joseph

wherein it is held that,

"(A) Indian Succession Act (39 of 1925), Section 63 - Indian Evidence Act (1 of 1872), Section 68 - Will - Proof of - Held, evidence of attesting witness merely proved signature of Testator and attestation of two attesting witnesses - Such evidence does not indicate that Will has been signed by Testator after understanding contents thereof - Propounder of Will has to

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prove that Testator has signed Will after understanding contents thereof."

I therefore find on issue No.1 that, the properties are absolute and exclusive properties of Saradha ammal. This issue is found in favour of the plaintiffs and the 1st defendant.

13. Issue No.2 :

The plaintiffs, the 1st defendant and one Sakunthala are the children of Saradha ammal born to Ranganatha Padayachi. So Ranganatha Padayachi, the plaintiff, the 1st defendant and Sakunthala inherited the property of Saradha ammal. The said Ranganatha Padayachi died on 3.7.2012. Therefore, his share also devolve on the plaintiffs and the defendants. The children of Sakunthala ammal were added as defendants 2 to 6. Therefore the plaintiffs, the 1st defendant and the defendants 2 to 6 will be entitled to a share in the property of Saradha. This issue is found in favour of the plaintiff.

14. Issue No.3 and 5 :

This issue raises a question of truth and validity of the Will executed by Ranganatha Padayachi on 18.2.2010 in favour of the 10th defendant. When the suit was finally heard and posted for judgment, an application to set aside the exparte Order, filed on the side of D7 to D10. The 10th defendant has examined herself as DW2. Ex.B1 to Ex.B3 were marked on her side. Ex.B1 is the series of Kist Receipts (8 Nos.). Ex.B2 is the Notice issued by the Village Administrative Officer of Guduvanchery Village issued in the names of 1st and 3rd plaintiffs and 1st defendant. Ex.B3 is the c copy of Patta bearing N the names of Sakunthala, Kothandan, Sakthivani, Ashokan, Manimegalai and Jayaraman. According to DW2 her father Ranganatha Padayachi had executed a Will in her favour as she is unmarried. Though the copy of the Will has been marked as exhibit by DW2, the attestors to the said Will were not examined to prove its genuineness as contemplated under

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he Evidence Act. The main issue raises the question of the truth, validity of the Will ...uted by Ranganatha Padayachi. The evidence of DW2 in this regard is as follows

"தாவா சொத்தின் முழு விவரமும் அது சம்பந்தமாக நடக்கும் வழக்கின் விவரமும் எனக்கு முழுமையாக தெரியும் என்றால் சரிதான். தாவா சொத்து முழுவதும் சாரதாம்மாளுக்கே பாத்தியம் என சென்னை உயர்நீதிமன்றத்தால் தீர்ப்பு பிறப்பிக்கப்பட்டது பற்றி எனக்கு தெரியும். மாவட்ட உரிமையியல் நீதிமன்றத்தில் தாவா சொத்து குறித்து தாக்கல் செய்யப்பட்ட அசல் வழக்கு எண் 326 2000 என்ற வழக்கில் ரங்கநாத படையாச்சி தனக்கு 7ல் ஒரு பாகம் கிடைக்க வேண்டும் என்று கோரி தான் வழக்கு தாக்கல் செய்த விவரம் எனக்கு தெரியுமா என்றால் தெரியும்."

"இத்தனை வாரிசுதாரர்களில் எனக்கு மட்டும் திருமணம் ஆகவில்லை என்றால் சரிதான். என் தகப்பனார் இதற்கு முன்பு ஒரு உயில் எழுதி அது அசல் வழக்கு எண்.416/2003ல் பிறப்பிக்கப்பட்ட தீர்ப்பின் அடிப்படையில் அந்த உயில் செல்லாது என இதே நீதிமன்றத்தால் தீர்ப்பு வழங்கப்பட்ட விவரம் எனக்கு தெரியும்."

"எனது முதல் விசாரணை பிரமாண பத்திரத்தில் வா.சா.ஆ.12ஆன உயிலில் சொல்லப்பட்டுள்ள அசல் வழக்கு எண்.362/79 குறித்த விசயங்கள் எனக்கு தெரியும். அந்த வழக்கு என் தந்தையால் கோதண்டன் மற்றும் அசோகன் மீது உயில் தாக்கல் செய்யப்பட்டது. கோதண்டன் மற்றும் அசோகன் என் அப்பாவின் முதல் மனைவி சாரதாம்மாளுக்கு பிறந்த ஆண் வாரிசுகள் என்றால் சரிதான்."

"அசல் வழக்கின் மீது உயர்நீதிமன்ற ... எனக்கு தெரியும் ஆனால் அதில் உள்ள மற்ற ... விவரங்கள் எனக்கு

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தெரியாது. இந்த வழக்கு தாக்கல் செய்த பிறகு தெரிந்து கொண்டேனா என்றால் இல்லை. வ.சா.ஆ 12 என் மொழில் எழுதி வைத்ததாக சொல்லப்படும் உயிலில் பக்கம் 5ல் மேல்முறையீடு முழு சொத்துமே என் அப்பாவிற்கு தான் பாத்தியப்பட்டதாக நீதிமன்றம் விளம்புகை செய்ததாக உயிலில் குறிப்பிடுள்ள விவரத்தை குறித்து நான் நீதிமன்ற தீர்ப்பை கொங்கி பார்த்தேனா என்றால் பார்த்தேன் அந்த தீர்ப்பில் இந்த வழக்கு சொத்து சம்பந்தமாக சாரதாம்பாள் சொத்தில் என் தந்தைக்கு 7ல் ஒரு பாகம் கிடைக்கக்கூடியது என அதில் செல்லப்பட்டிருந்தது உயர்நீதிமன்ற தீர்ப்பிலோ எ தந்தைக்கு 7ல் ஒரு பாகம் மட்டுமே பாத்தி என்றால் சரிதான். என் தந்தை உயிருடன் இருந்த காலத்தில் தனக்கு 7ல் ஒரு பாகம் வேண்டும் என வழக்கு தாக்கல் செய்திருந்தார் என்றால் சரிதான்"

"உயில் 2010ம் ஆண்டு எழுதப்பட்டது அது என் அப்பாவின் இறப்பிற்கு பிறகு 3.7.2012 அன்று எனக்கு தெரியவந்தது. வருவாய் துறை ஆவணங்களை என் பெயருக்கு மாற்றிக் கொள்ள நான் தேதிவரை எந்த முயற்சியும் எடுக்கவில்லை என்றால் சரிதான். உயிலின் அடிப்படையில் சொத்துக்களை முழுமையாக நான் கண அனுபவித்து வருகிறேன் என்று காட்டுவதற்கு பிரத்யேகமாக ஆவணங்கள் எதுவு நான் தாக்கல் செய்யவில்லை. டாக்குமெண்டுகள் இருக்கிறது அதை நான் மாற்றி [illegible]"

"[illegible] உயிலை தவிர வேறு எந்த ஆவணமும் இ [illegible] என்றால் சரிதான்"

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"உயிலில் குறிப்பிடப்பட்டுள்ள சொத்துக்களை தவிர மற்ற சொத்துக்களை

[illegible] எந்த உரிமையும் இல்லை

தாக்கல் செய்யவில்லை"

The copy of the said Will has been marked as Ex.A12. Once it is held that, the properties belonged to Saradha ammal, Ranganatha Padayachi had no title to the properties and he has no right, title or interest to execute a Will in favour of Ex.A10 for the suit properties. The truth of the Will is not disputed. The question is, whether it is valid in regard to the suit properties. The Will contains other properties of Ranganatha Padayachi. Therefore, as far as those properties are concerned, Ranganatha Padayachi's right to deal with those properties of his own cannot be disputed. The 1st defendant contended that, the one who claims title through a Will should prove its genuineness. In this regard he relied on the relied on the following decision reported in,

2017(3) MWN (Civil) 409,

Amaladoss Stephen Vs. Srimathi Seethalakshmi Ammal and others,

wherein it is held that,

"INDIAN SUCCESSION ACT, 1925 (39 of 1925), Section 68 - Proving Will - Burden of Proof - Suit for Declaration of Title and Recovery of Possession - Plaintiff claimed title to Suit property through registered Will executed by original Owner - Defendants claimed title to Suit property through registered Partition Deed - Genuineness and validity of Will under suspicious circumstances - Propounder has to dispel suspicious circumstances - Held, absence of reasons in Will for denying benefit to other sons and daughters, who would otherwise inherit property, would

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cast doubt on genuineness of Will - Non-challenge to registration of Partition Deed and reference to Partition Deed in Encumbrance Certificate, cannot be ignored - Evidence of Power of Attorney Agent alone, without examining Legatee, is not sufficient to dispel suspicious circumstances of Will - Genuineness of Will not established - Appeal allowed - Consequently Judgment and Decree passed by Trial Court set aside - Suit dismissed."

Therefore, the Will executed by Ranganatha Padayachi will be valid with regard to the properties except to those which stood in the name of Saradha ammal. These issues are answered accordingly.

15. Additional Issue No.1 :

It is not shown by the 10th defendant that how the Court Fee paid is incorrect. Though it is stated in the written statement filed on the side of the 10th defendant that, the suit is not properly valued, no arguments were advanced to substantiate this fact. The plaintiffs have claimed partition. The suit is valued u/s.37(2) of TNCF Act. Hence, the Court Fee paid is correct. This issue is answered against the 10th defendant.

16. Issue No.4 :

The suit is decreed in part. There will be a Preliminary Decree for partition dividing the suit property and allotting 12/77th share each to the plaintiffs and the 1st defendant by means of a Preliminary Decree. The plaintiffs will take out an application for appointment of an Advocate Commissioner for dividing the suit property and for passing of final decree. The 1st defendant will be allotted his share during the final decree proceedings. The defendants 7 to 11 will render an account of the suit properties and pay the plaintiffs

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their share of the income. Considering the relationship between the parties, I make no order as to cost. The suit is adjourned sine-die for passing final decree.

In the result, the suit decreed in part. There will be a Preliminary Decree for partition dividing the suit property and allotting 12/77th share each to the plaintiffs and the 1st defendant by means of a Preliminary Decree. The plaintiffs will take out an application for appointment of an Advocate Commissioner for dividing the suit property and for passing of final decree. The 1st defendant will be allotted his share during the final decree proceedings. The defendants 7 to 11 will render an account of the suit properties and pay the plaintiffs their share of the income. The Will is declared as null and void regarding the suit schedule properties alone. Considering the relationship between the parties, I make no order as to cost. The suit is adjourned sine-die for passing final decree.

Dictated by me to the steno-typist, taken and shorthand and transcribed in the computer, corrected and pronounced by me in the open Court, on this the [illegible] of March 2018.

Additional Subordinate Judge,
Chengalpattu.

Plaintiff side witness :

PW1 Thiru. Kothandan (1st plaintiff).

Plaintiff side exhibits :

Ex. A1	26.06.1948	Certified copy of the Sale Deed executed by Narayana[illegible] in favour of Saradhambal.
Ex.A2	24.06.1968	Certified copy of the Sale Deed executed by Kandhasamy Udaiyar and Rami ammal in favour of Saradhambal.
Ex A3	30.06.1983	Certified copy of the Judgment passed in O.S.No 362/1979
Ex.A4	29.04.1991	Certified copy of the Judgment passed in Second Appeal No.[illegible]1986 dated
Ex.A5	13.06.2007	Certified copy of the Decree in O.S.No.326/2000.

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Ex.A6	06.07.2012	Xerox copy of Death Certificate of Ranganatha Padayachi
Ex.A7	08.03.2013	True copy of Legalheirship Certificate of Saradha ammal
Ex.A8	20.03.2013	Xerox copy of Legalheirship Certificate of Ranganathan
Ex.A9	08.03.2003	Certified true copy of the Patta bearing No.159 in the name of Saradhammal.
Ex.A10	25.07.2012	Certified true copy of the Patta bearing No.402 in the name of Ranganatha Padayachi.
Ex.A11	25.07.2012	Certified true copy of Patta bearing No.403 in the name of Ranganatha Padayachi.
Ex.A12	18.05.2010	Certified copy of the Will executed by Ranganatha Padayachi in favour of Jayalakshmi.

Defendants' side witnesses :

DW1 Thiru Jayaraman (1st defendant)

DW2 Selvi R.Jayalakshmi (10th defendant)

Defendants' side exhibits

Ex.B1	—	Series of Kist Receipts (8 Nos.).
Ex.B2	20.03.23017	Notice issued by the Village Administrative Officer of Guduvanchery Village issued in the names of 1st and 3rd plaintiffs and 1st defendant.
Ex.B3	[illegible]	[illegible] in the names of Sel[illegible] Muthandan, Sakthivel, Ashokan, Manimegalai and Jayalakshmi

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Additional Subordinate Judge,
Chengalpattu.

Date of Judgment
O.S.No.34/2018
23.3.2018
ASJ/CPT.

Total Pages : 20
Corrections
Total

Certified Xerox Copy

G. No: 508/18
O.S. No: 34/16
Thiru: S. Sundaravadivel
Advocate for: Petitioners

Judgement

Document No. 18423 of 2023 of books
contains 85 Sheets 5.6 Sheet

Registering Officer

DISTRICT AND SESSIONS COURT
CHENGALPATTU
Application made on 26.3.18
fee called for on
fee deposited on
Copy Ready on 02.07.18
Copy Delivered on 3.7.18

Copyist Superintendent

தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : கூடுவாஞ்சேரி

பட்டா எண் : 8959

உரிமையாளர்கள் பெயர்

1.	ரங்கநாத படையாச்சி	மகன்	கோதண்டன்
2.	சந்தரம்	மனைவி	சத்தியவாணி
3.	ரங்கநாத படையாச்சி	மகன்	அசோகன்
4.	ஆறுமுகம்	மனைவி	மணிமேகலை

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
133	2A1	--	--	0 - 26.93	2.00	--	--	2023/0103/35/337719-2023/35/15/000440SD — 06-10-2023
				0 - 26.93	2.00			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் **https://eservices.tn.gov.in** என்ற இணைய தளத்தில் 35/15/005/08959/130541 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-10-2023 அன்று 08:28:07 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின் 2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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தமிழ்நாடு அரசு

வருவாய்த் துறை

நில உரிமை விபரங்கள் : இ. எண் 10(1) பிரிவு

மாவட்டம் : செங்கல்பட்டு

வட்டம் : வண்டலூர்

வருவாய் கிராமம் : கூடுவாஞ்சேரி

பட்டா எண் : 8935

உரிமையாளர்கள் பெயர்

1.	ரங்கநாத படையாச்சி	மகன்	கோதண்டன்
2.	சுந்தரம்	மனைவி	சத்தியவாணி
3.	ரங்கநாத படையாச்சி	மகன்	அசோகன்
4.	ஆறுமுகம்	மனைவி	மணிமேகலை

புல எண்	உட்பிரிவு	புன்செய்		நன்செய்		மற்றவை		குறிப்புரைகள்
		பரப்பு	தீர்வை	பரப்பு	தீர்வை	பரப்பு	தீர்வை	
		ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	ஹெக் - ஏர்	ரூ - பை	
132	2B	--	--	0 - 24.00	1.70	--	--	2023/0103/35/334761--13-09-2023
133	1A2	--	--	0 - 3.24	0.23	--	--	2023/0105/35/436034--2023/35/15/00044450--25-09-2023
				0 - 27.24	1.93			

குறிப்பு2 :

1. மேற்கண்ட தகவல் / சான்றிதழ் நகல் விவரங்கள் மின் பதிவேட்டிலிருந்து பெறப்பட்டவை. இவற்றை தாங்கள் https://eservices.tn.gov.in என்ற இணைய தளத்தில் 35/15/005/08935/130505 என்ற குறிப்பு எண்ணை உள்ளீடு செய்து உறுதி செய்துகொள்ளவும்.
2. இத் தகவல்கள் 07-10-2023 அன்று 08:29:10 AM நேரத்தில் அச்சடிக்கப்பட்டது.
3. கைப்பேசி கேமராவின்2D barcode படிப்பான் மூலம் படித்து 3G/GPRS வழி இணையதளத்தில் சரிபார்க்கவும்

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contains 85 Sheets 58 Slips

Registering Officer

IN THE COURT OF THE ADDL SUB JUDGE OF CHENGALPATTU

E.P. NO ..... OF 2020 IN O.S. NO. 34 OF 2016

1 i) Mr. R. Kothandam and Others. ...PETITIONERS/D.H/PLAINTIFFS.

Vs.

2 i) Mr. R. Jayaraman and Others. ... RESPONDENTS/ Defendants./J.DS.

: EXECUTION PETITION FILED UNDER ORDER 21 RULE 11 OF C.P.C.

1. SUIT NO. : O.S. NO. 34 OF 2016

2. PLAINTIFFs/DECREE HOLDERs.

i) Thiru. R. Kothandam, aged about 50 years, son of RanganathaPadayatchi, Hindu, residing at No. 17-A, Aringnar Anna Street, Guduvancheri and Post, Chengalpattu Taluk;

ii)Tmt. S. Sathiavani, aged about 48 years, wife of late. Sundaram, Hindu, residing at No. 1, Chengalpattu Thiruporur Road, (Opp. To Rountana), Thiruporur and Post, Chengalpattu Taluk;

iii) Thiru. R. Asokan, aged about 47 years, son of RanganathaPadayatchi, Hindu, residing at No. 1, NatarajaNaicker Street, Guduvancheri and Post, Chengalpattu Taluk;

iv) Tmt. A. Manimegalai, aged about 40 years, wife of late. Arumugam, Hindu, residing at KottamedukKoot Road, Kottamedu Village& Post, ThiruporurTaluk.

JUDGMENT DEBTORS/ DEFENDANTS;

i) Mr. R. Jayaraman, aged 38 years, son of DM. RanganathaPadyachi, Hindu, Self-employed, residing at No. 17/9, Aaringnar Anna Street, Guduvanchery and Post, Chengalpattu Taluk, Kancheepuram District.

ii) Mr. J. Loganathan, aged 50 years, S/O. Jayaraman,

iii. Mr. J.Ramesh, aged 40 years, S/O. Jayaraman,

iv Tmt. J.Selvi, aged 35 years, D/O. Jayaraman,

v) Mr. R. Panneselvam, aged 25 years, son of Ravi,

vi) Tmt. R. Seethalakshmi, aged 22 years, daughter of Mr. Ravi,

All are residing at No. 1, Natarajanaicker Street, Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District. Are the

vii) Tmt. Loganayaki, aged about 48 years, wife of RanganathaPadayatchi, Hindu, residing at No. 19, Aringnar Anna Street, Guduvancheri and Post, Chengalpattu Taluk all are residing within the jurisdiction of the District Munsif of Chengalpattu;

viii) Tmt. S. Maheswari, aged 39 years, wife of Sargunalan, Kangiappa Nagar, Guduvanchery and Post, ChenglapattuTaluk, Kancheepuram District;

ix). Tmt. P. Selvi, aged 36 years, wife of Panner, IriyaMangalam Village, Mappedu Post, ThiruvallurTalul., Thiruvallur District;

x). Selvi. Jayalakshmi, aged 34 years, D/O. Ranganathan,

xi) Mr. R. Neelamegam, aged 32 years, S/O. Ranganathan, No. 10 and 11 are residing at No. 14, Railway Station Road, (Arignnar Anna Street), Guduvanchery Post, 603 202, Chengalpattu Taluk, Kancheepuram District

1 [illegible]

2 [illegible]

3 [illegible]

4 [illegible]

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3. DATE OF DECREE : PRL. DECREE: 23/03/2018
FINAL DECREE: 02/11/2019

4. WHETHER ANY APPEAL HAS BEEN PREFERRED : NIL

5. WHAT PREVIOUS ADJUSTMENT HAS BEEN MADE : NIL

6. WHAT PREVIOUS APPLICATION HAS BEEN MADE : NIL

6.A) ANY ASSIGNMENT : NIL

7. Total Decree amount : E.P. for taking delivery of the property as per the Final Decree passed in the suit.

COURT COST

8. COURT COST :
E.P. COST :
STAMP ON E. P. : 05.00
VAKKALATH EXPENSES : 05.00
NOTICE COST : 10. 00
ADVOCATE FEES : 300.00
Total Rs.:- 320.00

9. AGAINST WHOM TO BE EXECUTED : RESPONDENTS 1 to 11

10 RELIEF PRAYED FOR

PETITION FILED UNDER ORDER 21 RULE 35 OF C.P.C.

For the realization of the fruits of the order passed in the Final Decree passed in the above mentioned suit, the Petitioners/ Plaintiffs/ Decree Holders pray that this Hon'ble court may be pleased to direct the Respondents to deliver vacant and peaceful possession of the properties more fully detailed in the "B" schedule hereunder as per the Final Decree within the time stipulated by this Hon'ble Court in default of which the properties may be delivered to the Petitioner through the process of this Hon'ble Court and pass other suitable orders.

"A" Schedule: SUIT SCHEDULE OF PROPERTY

In KancheepuramDistrict,(Now Chengalpattu District) ChengalpattuTaluk,(Now at Vandalur Taluk) Guduvanchery Village Firka, properties comprised in the following numbers

Srl.No.	Survey Number	Extent in Acres	Market Value	KIST VALUE	Patta No
01	133/2A	1.00	5,00,000	Rs. 2.87	403
02	132/2B	0.59 cents	2,95,000	Rs. 1.70	159
03	133/1A	0.29 cents	1,45,000	Rs. 0.75	402
04	134/1	0.29 cents	1,45,000	Rs. 0.83	402
		2 acres and17cents	10,85,000		

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1 R Ganapathi 3 P. Sivakumar
2 S Boopathi Ramesh 4 A. Lokanathan

"B" Schedule PROPERTIES ALLOTTED TO THE SHARE OF DECREE HOLDER AS PER THE FINAL DECREE PASSED IN O.S.N.O. 34 OF 2016 IN I.A.NO. 304 OF 2018

That the portion in "BLUE" Colour mentioned in the Advocate Commissioner Report is allotted to the Petitioners/ Plaintiffs.

Property comprised in S. No. 132/2B measuring an extent of 0.59 cents 133/1A measuring an extent of 0.08 cents and S. NO. 133/2A mesuring extent of 0.66 ½ cents (Nearly 1 acre and 33.5 cents identified in "Blue Colour stripes" of the Commissioner's Report.

LIST OF DOCUMENTS FILED BY PETITIONERS

Sl. No	Date	Description of Document	Remarks
01	23/03/2018	Copy of Preliminary Decree	Certified Copy
02	02/11/2019	Copy of Final Decree with Commissioner's Report	Certified Copy
03		Copy of the Commissioner's Report	Copy supplied to the Petitioners.

1 R. கோகுல்
2 S. ஜெயலட்சுமி
3 R. ராதாகிருஷ்ணன்
4 A. மணிமேகலை

R. Sugumar
COUNSEL FOR PETITIONERS.

PETITIONERS.

We declare that the facts stated above are true to the best of our knowledge, belief and information and We signed this at Chengalpattu on 12/03/2020

1 R. கோகுல்
2 S. ஜெயலட்சுமி
3 R. ராதாகிருஷ்ணன்
4 A. மணிமேகலை
PETITIONERS.

Document No. 1842 3 of 2023 of Book 1
contains 25 Sheets 61 Sheet
Registering Officer

RS

IA 2/22
AS 34/16

Due to Covid-19 Lockdown
Case is Posted to 18.2.2022

ASJ (FAC)

18.2.22

Appearance of R2 to R4
Counter of RS & R6
Vakalat of R1 pending

Due to Covid-19 Lockdown
Case is Posted to 28.3.22

ASJ (FAC)

28.3.22

Appearance of R2 to R4
Counter of RS & R6
Vakalat of R1 filed

Clo 5.1.2022

ASJ (FAC)

5.1.22

App of R2 to R4
Counter of RS & R6
Vakalat of R1 pending

Due to Covid-19 Lockdown
Case is Posted to 18.2.2022

ASJ

18.2.22

Appearance of R2 to R4
Counter of RS & R6
Vakalat Counter of R1

R2 to R4 called absent.

Appearance of R2 to R4
Counter of RS & R6
Vakalat & Counter of R1
Clo 28.3.22

(28.3.22) ASJ (FAC)

BB

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Registrar (Civil)

R7- VN+ R5.
e. Sathiadas Esq 22/20

3.11.20 Appn & R2 to R4, C.

Counter R7 to R11 filed. Memo obtained by R7 to R11. Mr. G. Sathiadas advocate for vice for R5 and R6. Second petitioner present. Prof Rajapaksha for 5-1-2021

3.11.20

5.1.20 Corp Respt.
Counter petitioner Att. Orj Rajapaksha CB
Rajapaksha called abt at 10 appointment
for 1-2-21
5-1-21

1.2.21 Corp Respt (FJ)
Both parties called abt. Learned
Substantial Prot. counsel absent for
for 1-3-21
1-2-21

1.3.21 J.O. On CL / GCL/SL
Reposited to 9-3-21

9.3.21 B.O.
Case fixed by court
for Action

Both parties Present. Counsel absent for
6.7.21 CB
9.3.21

Document No. 18423 of 2022 of Books I
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Registering Officer

EP 27/2020
OS 34/2016
U/o 21 R 35 CPC

By this petition prayer is to direct the respondents to deliver the vacant and peaceful possession of the properties more fully details in the 'B' Schedule property hereunder as per the final Decree within the time stipulated by the court

Pal Decree 23.3.18
final Decree 2.11.19

Notice to Respondent by 16.10.2020

16.10.20
R1, R2, R3, R4 } Served
R5 } served on this side
R6 } served on this side
R7 served on this side
R8 served
R9 - wife
R10, R11 } served

R1 and R5 present personally counsel.
Mr. V. Nandakumar Party Adv
memo & App to R3. Appears
R2 to R4, R6 to R11 - Called absent
to 16.10 c/o 3-11-2020
GG

Filed on 02/11/2019
E.P. No. 27 of 2020
Case No. Under Section 36 & Order
IN THE COURT OF THE ADDL
SUB- JUDGE OF CHENGALPATTU

E.P. NO. OF 2020
IN
O.S. NO. 34 OF 2016

1) Mr. R. Kothandam and Others

..Petitioners/Plaintiffs/D.Hrs

Vs.

2) Mr.R. Jayaraman and Others.

.....Respondents/Defendants
J.DS.

Subordinate Judge
12 MAR 2021

EXECUTION PETITION FILED UNDER ORDER 21 RULE 11 OF C.P.C.

SRI. R. SUGUMAR
COUNSEL FOR PETITIONERS.

Document no. 1423 of 2021 of books
contains 85 Sheets 64 Sheet
Registering Officer

OS 34/2016

CA 4021 R 35 CPC

28.3.22

Appearance of R2 to R4
Counter of R5, R6
Vak & Counter of R1
R10 present
C/O 17.6.22
ADJ

17.6.22
App of R2 to R4,
Counter of R5, R6
Vak & counter of R1

J.O. On CL / OD / ~~ML~~
Reposted to: 4.7.22

Shri

4.7.22
App. of R2 to R4,
Counter of R5, R6
Vak & Counter of R1
~~R1 to~~ R2 & R4
called absent. No Rep.
Hence R2 & R4 set exp.
Vak for CA of R1 not
filed. Hence R1 set
exp CA of R5 & R6
as NFA 40. 1/8/22

AV
4/8

GB

R5, R6

OS 34/16

R1 to R4 4021 R 35 CPC

1.8.22. Decadal Holiday

20.8.22 - TVT

Counter of R5, R6

Vak for R1 present

J.O. On CL / ~~OD~~ / ML
Reposted to: 8.9.22

B.Q.
Shri

8.9.22
Counter of R5, R6
CA of R5 filed &
~~CA~~ adopted by
R6. per scale arg
heard. R5 & R6 scale
adg by 27/9/22.

AV
8/9

27.9.22
R5, R6 Arg
R5 R6 scale arg heard
Judgt by 13/10/22

13.10.22
Judgment

AV
27/9

On perusal of records,
this Court finds that counsel
for R7 to R11 filed Vak on change of
24.9.22. No CA was
filed by R7 to R11 and

[illegible] complied [illegible]
[illegible] 16.8.22

Document No: A1123 of 2023 of Book 1
contains 85 Sheets 65 Sheet
Registering Officer

R. Surgeon
1 to 4 - Exp.
5, 6 - Suresh
R7 to R11
EP 27/2020
OS 34/2016
Y/o 21 R. 35 CPC

No order has been passed so far as against R7 to R11. In the interest of justice case is shoulld reopened for Cr rt R7 to R11. C/O 3/11/22.

for
15/10/22

3.11.22

For counter of R7 to R11
Cr rt R7 to R11 Not filed inspite of adjn. Hence R7 to R11 set exp. Heard perr. Orders by 8/11/22.

for
3/11/22

8.11.22

only R10 Pr. Counsel for R7 to R11 filed Pem to set aside exparte order along with Cr rt R7 to R11. Hence Orders not Pronounced. Chetty C/O 22/11/22 C/O.

8/11

R Surgeon
1 to 4 - Exp.
R5, R6 - Suresh
R7 to R11 - Exp.
mis ARm. Annexure
EP 27/2020
OS 34/2016
Y/o 21 R. 35 CPC

22.11.22

Petition Y/o 21 R. 106 CPC returned for further proceedings C/o 1/12/22

for
22/11

1.12.22

For further proceedings Pem r/o 21 R. 106 CPC along Cr represented in the EA on behalf + taken on file today in EA No 1/22 & finally C/O. 22/12/22

for
1/12

22.12.22

EA. 1/22 is partly allowed. Cr rt R7 to R11 taken on file with scale and as NFA C/O.

for
22/12.

7.1.23

Both Side Adj (NFA)

Per Scale adj heard On the Scale of R7 to R11. Written submissions filed At req for final adj of R7 to R11 C/O. 9/1/23 (NFA)

for
7/1/23

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I.A. 4-5 of
S.L. C.S. Rush
7th R-Rds ARM
Arrangement

FP 27/2016

OS 34/2016

4/0 21 R 35 CPC

9.1.23

Oral Arg. of R7 & R11 (NRB
DH 1+3 Pas. R10 Pas.
Oral arguments rt

R7 to R11 heard. Reply by
DH also heard. Orders by
12/1/23.

BY
9/1/23

12.1.23
Order

Orders pronounced
Vide Separate Sheet

Enclosed
BY
12/1.

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R. Suguman
1 to 4 - EP.
5 & 6 - Sri Murthy
7 to 11 - Mill Area Association

EP 27/2020
OS. 34/2016
40 M R 35 Con

Over and taken up at 4.40 pm 2nd petr is Called absent. No rep Adv. Ms. K. Jayasri Murthy filed Vakalat for 2nd petitioner - Already Advr. Ms. Suguman ~~filed~~ Vakalat for Petitioners 1 to 4 and delivery was granted to all the Petitioners and delivery was already received on 23.2.23. Hence filing of fresh Vakalat by 2nd petitioner without any petition will not serve any purpose and hence Vakalat of 2nd Petr returned. Since Delivery is received, Execution Petition is closed.

Document No. 1842 3 of 2023 of Book 1
contains 85 Sheets 68 Sheet
Registering Officer

[signature]

IN THE DISTRICT CIVIL INTERIM MUNSIF AT CHENGALPATTU

EP 27/2020 in OS 341/2011

(சிவில் நடைமுறை சட்டத்தின் கீழ் ஆணை 21, விதி 36)

2. PLAINTIFFs/DECREE HOLDERs.

i) Thiru. R. Kothandam, aged about 50 years, son of RanganathaPadayatchi, Hindu, residing at No. 17-A, Aringnar Anna Street, Guduvancheri and Post, Chengalpattu Taluk;

ii)Tmt. S. Sathiavani, aged about 48 years, wife of late. Sundaram, Hindu, residing at No. 1, Chengalpattu Thiruporur Road, (Opp. To Rountana), Thiruporur and Post, Chengalpattu Taluk;

iii) Thiru. R. Asokan, aged about 47 years, son of RanganathaPadayatchi, Hindu, residing at No. 1, NatarajaNaicker Street, Guduvancheri and Post, Chengalpattu Taluk;

iv) Tmt. A. Manimegalai, aged about 40 years, wife of late. Arumugam, Hindu, residing at KottameduKoot Road, Kottamedu Village& Post, ThiruporurTaluk

JUDGMENT DEBTORS/ DEFENDANTS:

i) Mr. R. Jayaraman, aged 38 years, son of DM. RanganathaPadyachi, Hindu, Self-employed, residing at No. 17/9, Aaringnar Anna Street, Guduvanchery and Post, Chengalpattu Taiuk, Kancheepuram District.

ii) Mr. J. Loganathan, aged 50 years, S/O. Jayaraman,

iii. Mr. J.Ramesh, aged 40 years, S/O. Jayaraman,

iv Tmt. J.Selvi, aged 35 years, D/O. Jayaraman,

v) Mr. R. Pannerselvam, aged 25 years, son of Ravi,

vi) Tmt. R. Seethalakshmi, aged 22 years, daughter of Mr. Ravi, All are residing at No. 1, Natarajanaicker Street, Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District. Are the

vii) Tmt. Loganayaki, aged about 48 years, wife of RanganathaPadayatchi, Hindu, residing at No. 19, Aringnar Anna Street, Guduvancheri and Post, Chengalpattu Taluk all are residing within the jurisdiction of the District Munsif of Chengalpattu;

viii) Tmt. S. Maheswari, aged 39 years, wife of Sargunalan, Kanglappa Nagar, Guduvanchery and Post, ChenglapattuTaluk, Kancheepuram District;

ix). Tmt. P. Selvi, aged 36 years, wife of Panner, IriyaMangalam Village, Mappedu Post, ThiruvallurTaluk, Thiruvallur District;

x). Selvi. Jayalakshmi, aged 34 years, D/O. Ranganathan,

xi) Mr. R. Neelamegam, aged 32 years, S/O. Ranganathan, No. 10 and 11 are residing at No. 14, Railway Station Road, (Arignnar Anna Street), Guduvanchery Post, 603 202, Chengalpattu Taluk, Kancheepuram District

PTO

Document No. 1842-3.01.2023 at books /
contains 85 Sheets 71 Sheet
Registering Officer

[illegible] Blue colour [illegible] 1 R [illegible]
2 S [illegible] 3 K [illegible] 4 A [illegible]
[illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible]

1 R-[illegible] 2 2 2022
[illegible] - (1)

2 [illegible] 2 2-2-23
[illegible] (2)

3 R[illegible] 2-2-23
[illegible] - (3)

4 A[illegible] 2-2-23
[illegible] - (4)

B Schedule of Property

That the Portion in BLUE Colour Mentioned in the Advocate Commissioner Report is allotted to the Petitioners / Plaintiffs Property comprised in S.No.132/2B Measuring an extent of 0.[illegible] cents 133/1A Measuring an extent of 0.[illegible] cents and [illegible] Measuring an extent of 0.66½ cents (Nearly 1 acre and [illegible] cents as identified in 'Blue Colour Stripes of the Commissioners Report

Document No. 18423 of 2023 of books
contains 02 Sheets 72 Sheet
Registering Officer

v. R-[illegible] 2 2 2
2) S [illegible] 2 2 2
3) R [illegible] 2 2 2
4) A [illegible]

/-3-

L.P.No. 27/2020 in O.S. No. 34/2016

12.01.2023

Order Pronounced

In the result this petition is allowed. Delivery of properties alloted to the share of the Decree holder as per the Final Decree dated 02.11.2019 in respect of the portion mentioned in 'Blue' colour in the Advocate Commissioners report in 'B' schedule property is granted. Delivery by 23.02.2023. Batta in 2 three days.

ASJ, CPT
12/1/23.

2.3.23

Immovable Property (B Schedule) Delivered on 2.2.23.

Immovable property delivered on 2/2/23. Delivery recorded. R1 filed Petn u/o 21 R18(4) r/w K-11 & Sec 15 of CPC on the box on 16.12.23. Checked C/O 9/1/23

28.2.23

23.2.

CA Gr 4 93/23 called on 2.2.23

28.2.23 Petn u/s 21 R 18(4) CPC Petition u/o 21 R 18(4) CPC is returned for further Proceedings C/O 6/3/23

20/2/23

6.3.23

For further proceedings R1 pr. R1 represented. O-21 R-18(4) CPC. Checked 13/3/23.

6/3

13.3.23

For further proceedings R1 pr. R1 filed Memo along with the Certified copy of Trial Court & to filed & received. Petn Check & C/S. 16/3/23.

16.3.23

Petition u/o 21 R 18(4) CPC and Petn u/s 151 CPC filed by R1 returned. Delivery recorded on 2nd petr and R1 pr 2nd petr present in the Morning After pm

Total Pages : 11
Corrections :
Initial :
Examined by :

Document No. 184.23 of 2023 of books 1 contains 85 Sheets 69 Sheets

Registering Officer

Certified Xerox Copy

Superintendent of Copyist
Principal District Court
Chengalpattu.

G. No 1405/2023
No: 34/2016 in EP. 27/20
Thiru: R Gogomar
Advocate for: petitioner

Document No. 18423 of 2023 of book: I
contains 85 Sheets 170 Sheet

Registering Officer

DISTRICT AND SESSIONS COURT
CHENGALPATTU
Application made on 24.2.2023
Court Fee Called for on 28.2.23
Court Fee Deposited on
Addl. Court Fee Called for on 24.2.23
Addl. Court Fee Deposited on 24.2.2023
Copy Ready on 28.2.2023
Copy Delivered on 3/03/2023

Copyist Superintendent

// In the Court of the Addl. Sub Judge Chengalpattu

(OTHER COURT OR PUBLIC METHOD AS THE CASE MAY BE)

EP 27/2020 in OS 34/2016

(சிவில் முதலாவது சலுகை மேல்முறையீட்டு வழக்கில் வழக்கு எண்,
(சிவில் நடைமுறை சட்டம், அதிகாரம் 21, விதி 36)

2. PLAINTIFFs/DECREE HOLDERs.

i) Thiru. R. Kothandam, aged about 50 years, son of RanganathaPadayatchi, Hindu, residing at No. 17-A, Aringnar Anna Street, Guduvancheri and Post, Chengalpattu Taluk;

II)Tmt. S. Sathlavani, aged about 48 years, wife of late. Sundaram, Hindu, residing at No. 1, Chengalpattu Thiruporur Road, (Opp. To Rountana), Thiruporur and Post, Chengalpattu Taluk;

iii) Thiru. R. Asokan, aged about 47 years, son of RanganathaPadayatchi, Hindu, residing at No. 1, NatarajaNaicker Street, Guduvancheri and Post, Chengalpattu Taluk;

iv) Tmt. A. Manimegalai, aged about 40 years, wife of late. Arumugam, Hindu, residing at KottamoduKoot Road, Kottamedu Village& Post, ThiruporurTaluk.

JUDGMENT DEBTORS/ DEFENDANTS:

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ii) Mr. J. Loganathan, aged 50 years, S/O. Jayaraman,

iii. Mr. J.Ramesh, aged 40 years, S/O. Jayaraman,

iv Tmt. J.Selvi, aged 35 years, D/O. Jayaraman,

v) Mr. R. Pannerselvam, aged 25 years, son of Ravi,

vi) Tmt. R. Seethalakshmi, aged 22 years, daughter of Mr. Ravi, All are residing at No. 1, Natarajanaicker Street, Guduvanchery Village and Firka, Chengalpattu Taluk, Kancheepuram District. Are the

vii) Tmt. Loganayaki, aged about 48 years, wife of RanganathaPadayatchi, Hindu, residing at No. 19, Aringnar Anna Street, Guduvancheri and Post, Chengalpattu Taluk all are residing within the jurisdiction of the District Munsif of Chengalpattu;

viii) Tmt. S. Maheswari, aged 39 years, wife of Sargunalan, Kamaraja Nagar, Guduvanchery and Post, ChenglapattuTaluk, Kancheepuram District;

ix). Tmt. P. Selvi, aged 36 years, wife of Panner, IriyaMangalam Village, Mappedu Post, ThiruvallurTaluk, Thiruvallur District;

x). Selvi. Jayalakshmi, aged 34 years, D/O. Ranganathan,

xi) Mr. R. Neelamegam, aged 32 years, S/O. Ranganathan, No. 10 and 11 are residing at No. 14, Railway Station Road, (Arignnar Anna Street), Guduvanchery Post, 603 202, Chengalpattu Taluk, Kancheepuram District.

@ R.9 மேலும் மற்றும் (B schedule)

R. B மற்றும் 3 மேலும்

R. மற்றும் 3 மேலும்

P.T.

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contains 85 Sheets 73 Sheet

Registering Officer

1. 2.2.2023

2. KJП 4, Be

3. 2.2.23

S/o

4. S. 2.2.23

S/o

II Immovable Property Delivery by me on. 2/2/2023 II

R. Chandran. SB
P.DC/CPT. 3/2/23

CENTRAL NAZIR
Principal District Court
Chengalpattu

Document No. 1423 of 2023 at book 1
contains 8 Sheets 7½ Sheet

Registering Officer

"A" Schedule: SUIT SCHEDULE OF PROPERTY

In Kancheepuram District,(Now Chengalpattu District) ChengalpattuTaluk,(Now at Vandalur Taluk) Guduvanchery Village Firka, properties comprised in the following numbers

Sri.No.	Survey Number	Extent in Acres	Market Value	KIST VALUE	Patta No
01	133/2A	1.00	5,00,000	Rs. 2.87	403
02	132/2B	0.59 cents	2,95,000	Rs. 1.70	159
03	133/1A	0.29 cents	1,45,000	Rs. 0.75	402
04	134/1	0.29 cents	1,45,000	Rs. 0.83	402
		2 acres and17cents	10,85,000		

"B" Schedule: PROPERTIES ALLOTTED TO THE SHARE OF DECREE HOLDER AS PER THE FINAL DECREE PASSED IN O.S.N.O. 34 OF 2016 IN I.A.NO. 304 OF 2018

That the portion in "BLUE" Colour mentioned in the Advocate Commissioner Report is allotted to the Petitioners/Plaintiffs.

Property comprised in S. No. 132/2B measuring an extent of 0.59 cents 133/1A measuring an extent of 0.08 cents and S. NO. 133/2A measuring an extent of 0.66 ½ cents (Nearly 1 acre and 33.5 cents) as identified in "Blue Colour stripes" of the Commissioner's Report.

// Written under my hand and the Seal of this Court this the 30th day of January 2023 //

Document No. 18423 of 2023 of Book 1
contains 85 Sheets 75 Sheet
Registering Officer

EP 450/25/1

EP 27/2020

in

OS 34/2016

ASJ's Court Chengalpattu

// Immovable property Delivery Warrant //

(B' schedule property)

Encl- Pulkurney and Final decree copy

Adv. Commr.

R.C 15/2/2023

Sri R. Sugumar
Advocate

Document No. 1841/23 of 2023 Book 1
contains 45 Sheets 76 Sheet

Registering Officer

Partition Act 20/- Spl. Decree Holders Village Administrative Officer, Village Administrative Officer and Villagers endorsed preliminary decree and final decree delivery Receipts also endorsed herewith. M

CENTRAL ASSISTANT
Principal District Court
Chengalpattu

Total Pages	: 77
Corrections	:
Initial	:
Examined by:	:

Certified Xerox Copy

V.S. [illegible]

Superintendent of Copyist
Principal District Court
Chengalpattu.

Document No. 18423 of 2022 Book 1
contains 85 Sheets 77 Sheet

Registering Officer

G. No: 1405/023
No: 34/2016 in E.P.27/2020
Thiru: R. Sobanar
Advocate for: Petitioner

Document No. 18423 of 2023 of book: I
contains 85 Sheets 78 Sheet

Registering Officer

DISTRICT AND SESSIONS COURT
CHENGALPATTU
Application made on 24.2.2023
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Addl. Court Fee Called for on
Addl. Court Fee Deposited on
Copy Ready on 28.2.2023
Copy Delivered on 3.3.2023

R/கூடுவாஞ்சேரி/புத்தகம்-1/18423/2023

2023 ஆம் ஆண்டு அக்டோபர் மாதம் 19ம் தேதி பிற்பகல் 03:36 மணியளவில் கூடுவாஞ்சேரி சார்பதிவாளர் அலுவலகத்தில் தாக்கல் செய்த கட்டணம் ₹ 17,269/- செலுத்தியவர்.

இடது பெருவிரல்





"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பிட்டு என்ன :

UKC:7570429a20973cd3643a98fdd9a4c3f088f093

(Details from UIDAI : Kothandan Ranganathan S/O: Ranganathan, 15-02-1952, xxxxxxxx1742)



நின்னாரென்று நிரூபித்தவர்கள் Witness 1

இடது பெருவிரல்





திரு வ.மணி தபெ வரதன் 5/1, நந்தீஸ்வரர் கோவில் 3வது தெரு, நந்திவரம், செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 603202

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பிட்டு என்ன :

UKC:2795647e69f01081e34fbbf70724049e3d9eff

(Details from UIDAI : Mani V S/O: Varathan, 08-07-1974, xxxxxxxx8935)



நின்னாரென்று நிரூபித்தவர்கள் Witness 2

இடது பெருவிரல்





திரு ப.பார்த்தசாரதி தபெ பலராமன் 7, நடராஜ நாயக்கர் தெரு, நந்திவரம், செங்கல்பட்டு, தமிழ்நாடு, இந்தியா, 603202

"சம்மதத்துடன் கூடிய ஆதார் அங்கீகாரம்" என்ற வழி இந்த நபரின் அடையாளம் விரல் ரேகை மூலம் ஆதார் ஆணையத்துடன் சரிபார்க்கப்பட்டது. ஒப்பிட்டு என்ன :

UKC:315223a9d6f3dceb174bd9a6316912f7227a6d

(Details from UIDAI : B Parthasarathy S/O: Balaraman, 17-01-1976, xxxxxxxx6365)



2023 ஆம் ஆண்டு அக்டோபர் மாதம் 19ம் நாள்

Document No.18423...of 2023of books)
contains 85 Sheets....79....Sheet

Registering Officer



கூடுவாஞ்சேரி
சார்பதிவாளர்
கூடுவாஞ்சேரி

R/கூடுவாஞ்சேரிபுத்தகம்-1/18423/2023

R/கூடுவாஞ்சேரிபுத்தகம்-1/18423/2023 எண்ணாகப் பதிவு செய்யப்பட்டது

நாள்: 19/10/2023
கூடுவாஞ்சேரி

சார்பதிவாளர்

Document No. 18423 of 2023 of book: 1
contains 85 Sheets 20 Sheet

Registering Officer

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இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 2726/51450/67689

To
மணிமேகலை அறமுகம்
Manimegalai Arumugam
W/O Arumugam
NO 1/13
MAIN ROAD
CHENGALPATTU-THALUKA
MAILAI KARUMPAKKAM
Mailai
Karumbakkam
Kancheepuram Tamil Nadu - 603108
8382312159



உங்கள் ஆதார் எண் / Your Aadhaar No. :
4957 0438 5176
VID : 9168 5330 2122 5908

எனது ஆதார், எனது அடையாளம்



மணிமேகலை அறமுகம்
Manimegalai Arumugam
பிறந்த நாள்/DOB: 05/01/1965
பெண்/ FEMALE

4957 0438 5176
VID : 9168 5330 2122 5908

எனது ஆதார், எனது அடையாளம்

இந்திய அரசாங்கம்
Government of India

இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு
Unique Identification Authority of India

பதிவு எண்/ Enrolment No.: 2986/11454/35178

To
Gangadaran Rangarathan
Kothandan Rangarathan
S/O: Rangarathan
NO 9
ARCOAR ANNA STREET
Nandivaram - Guduvancheri
Kancheepuram Tamil Nadu - 603202
9941557653

Signature not valid



உங்கள் ஆதார் எண் / Your Aadhaar No. :
3301 1259 1742
VID : 9142 6716 1536 0192

எனது ஆதார், எனது அடையாளம்



Gangadaran Rangarathan
Kothandan Rangarathan
பிறந்த நாள்/DOB: 15/02/1952
ஆண்/ MALE

3301 1259 1742
VID : 9142 6716 1536 0192

எனது ஆதார், எனது அடையாளம்

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contains 85 Sheets & 1 Sheet
Registering Officer

R. Manimegalai

R. Gangadaran

11, ABDULA STREET
GUDUVANCH
Nandaram - uvuvanchen
GUDUVANCHERRY,
Kandeepuram, Tamil Nadu,
603202

4678 2042 0730

ELECTION COMMISSION OF INDIA

IDENTITY CARD

JQF0584539



Elector's Name : Sathyavani

Husband's Name: Sundram

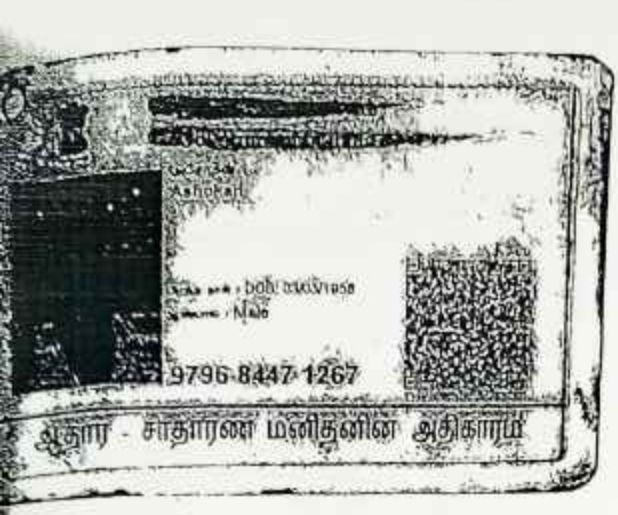
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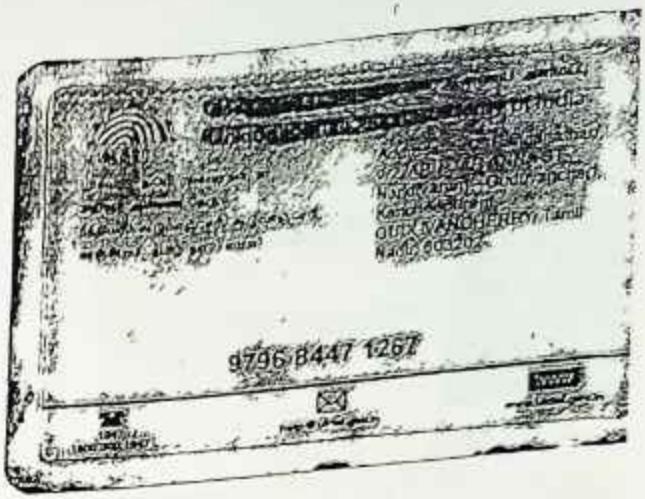
Age as on 1.1.2006

1.1.2006 அன்று வயது 31

S. சத்தியவாணி

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Registering Officer





R. அசோகன்

Document No. 1814/23 of 2023 of Books /
contains 85 Sheets 83 Sheet
Registering Officer

Government of India

5163 2714 6365

VID : 9136 6749 0581 8341

Unique Identification Authority of India

Address:
S/O: Balaraman, 7, NATARAJ NAYAKAR STREET, Nandhanam - Guduvanchery, Kancheepuram, Tamil Nadu - 603202

5163 2714 6365

VID : 9136 6749 0581 8341

Document No. 18423 of 2023 of book 1
contains 85 Sheets 85 Sheet

Registering Officer

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.