

**Preliminary Decree
in Original Suit**

Suit filed on:- 29-07-2025
Suit decided on: 22-07-2026

**IN THE COURT OF THE III ADDL. SR. CIVIL JUDGE & CJM,
DHARWAD.**

O.S. No.306/2025.

Plaintiff: Smt. Akshata W/o Sumeet Khasnis,
Age: 45 years, Occ: Household work,
R/o: Hosur road, Behind Apolo Clinic,
Konappana Agrahar, Bengaluru South,
Bengaluru - 560 110.

V/s.

Defendants: 1) Sri. Ramanath S/o Laxminarayan Bhatt,
Age: 75 years, Occ: Retd.
R/O: R.L.Bhatt Compound, Old
DSP Circle, Dharwad.

2) Sri. Amruth S/o Ramanath Bhatt,
Age: 42 years, Occ: Business,
R/O: R.L.Bhatt Compound, Old
DSP Circle, Dharwad.

Nature of Suit: Partition & Declaration.

Valuation : The suit is one for partition and separate possession. The suit property totally valued of Rs. 7,24,50,000/- , Plaintiff's 1/3rd share is valued for Rs.2,41,50,000/-.the necessary court fee of Rs.200/- is paid under section 35 (2) of Karnataka Court Fees and Suit Valuation Act. For declaration that, in the event if the defendants execute any sale agreement to any person, then

the alleged sale agreement is not binding upon share of the plaintiff, the Court fee U/s 24 (d) is paid as per K.C.F and S.V. Act and the purpose of pecuniary Jurisdiction and Advocate's fee holds the same.

This suit is coming on for final disposal on this 22nd day of July, 2026, before Smt. Hemashree D. B.A.(LAW) L.L.B., III Addl. Senior Civil Judge & C.J.M., Dharwad and in the presence of Sri. MBP Advocate for Plaintiff, Sri. MPE advocate for Defendant No. 1 & 2.

It is Ordered and Decreed that:-

The suit of the plaintiff is partly decreed.

The plaintiff is entitled to 1/3rd share in the suit property.

The defendants are also entitled to 1/3rd share each in the suit property on payment of court fee.

The prayer of plaintiff for declaration is dismissed.

In view of the relationship of the parties there shall be no order as to costs.

Draw preliminary decree accordingly.

Office to register final decree petition on the basis of the preliminary decree and put up

FDP on board on 22.09.2026. The parties shall appear before this court on 22.09.2026 for further proceedings in FDP.

Given under my hand and seal of this Court on this 22nd day of July -2026.

Sd/-

(Hemashree D.)
III Addl. Sr. Civil Judge
& CJM, Dharwad.

BILL OF COST

Sl. No.	Particulars.	By Plff.	By Defts
1.	Court fee paid on plaint. & Counter claim	225-00	--
2.	Court fee on Vakalath	1-00	--
3.	Court fee on I.A's	20-00	--
4.	Court fee on documents	02-00	--
5.	Court fee on Process	12-00	--
6.	Advocate fee.	00-00	--
Total :		260=00	

Preliminary Decree signed on : 30/07/2026.

Sd/-

Decree Sheristedar. Sr. Sheristedar. III Addl. Sr. Civil Judge
& CJM,Dharwad.

DESCRIPTION OF SUIT PROPERTY :-

Schedule 'A'

The suit property is an House with commercial shops and open space bearing CTS. Number 56/1A/1A/1A/1A, Approximate area of 0-15-8 8/9 Sq. yards, chivated at old DSP circle. R.L. Bhatt. Compound P.B.Road Dhawad. it is bounded as under,

East : Road

West : Road

North : Sy. No: 56/2A boundary

South : Sy. No. 56/1B boundary

The total approximate value of the above said property is Rs. 7,24,50,000/- [Rupees Seven Crore Twenty Four Lakhs Fifty Thousand], in that the plaintiff is having 1/3rd share. Herein after called and referred as Suit property .

Sd/-
III Addl. Sr. Civil Judge
& CJM, Dharwad.
