

ORDER ON COMMISSIONER REPORT

As per order dated 12.12.2025 and 29.01.2026, the Assistant Engineer from PWD department was appointed as court commissioner to make divisions of suit property in terms of preliminary decree passed in OS No.198/2010.

Later on 27.07.2026 the court commissioner submitted his report.

Objection from both side was taken as not filed.

The decreed property measuring 755 Sqr. Mtr. In terms of preliminary decree the petitioner No.1 & 2 are entitle for equal share in the half portion of northern side of the suit property.

The court commissioner measured entire property and divided the same in three parts in terms of preliminary decree and the half portion of the entire suit property towards northern side is equally divided and submitted the report along with sketch.

He also submitted that, each share of both petitioners are valuing of Rs.9,48,150/- and remaining share allotted to the respondent is valued at Rs.18,96,300/-. He also submitted the

guidelines value as issued by the Sub Registrar, Ranebennur.

The sketch shows that, towards northern side of both properties allotted to the petitioners, a public road is existing and respondent also having remaining portion for his ingress and egress to approach the property allotted to him.

Each petitioner is entitle for 158.25 Sqr. Mtr., and the same is about to 1,700 Sqr. Feet. The extent of share is able to put the parties to the possession and it was also valued the building situating in the each blocks.

However, so far valuation of building is concerned, the building existing in property No.2 as shown in the hand sketch having less value comparing to the other portion. The same can be considered at the time of final hearing and order.

Accordingly, the report submitted by the court commissioner is hereby accepted and taken on the record.

For final arguments by; 09.04.2026.

Prl. Civil Judge & JMFC,
Ranebennur.

