

**PRELIMINARY DECREE IN ORIGINAL SUIT**

**IN THE COURT OF THE SENIOR CIVIL JUDGE AT AFZALPUR.**

**O.S. NO.96/2023**

Date of Inst. : 11-10-2023

Date of Disposal : 29-01-2025

**PLAINTIFFS:**

- 1] Rama D/o Prahaladrao Kulkarani,  
W/o Raghavendra Puranik,  
Age: 53 years, Occ: Household work,  
R/o: H.No.5-78/1, Road No.10,  
Bhavani Nagar, Hyderabad,  
State : Telangana.
- 2] Uma D/o Prahaladrao Kulkarani,  
W/o M.A. Vithal,  
Age: 50 years, Occ: Household work,  
R/o: C/202, Manorath CHS, Sopara Road,  
Near Marathi School, Bolinj Virar (West),  
State : Maharashtra.

*// Versus //*

**DEFENDANTS :**

- 1] Govindaraj Kulkarni  
S/o Prahaladrao Kulkarani,  
Age: 58 years, Occ: Agriculture & Business,

R/o: Plat No.9036, Block No.IX,  
Ground Floor, Janapriya Mahanagar,  
Meerpet village, Saroor Nagar Mandal,  
R.R. District, Hyderabad,  
State : Telangana.

- 2] Anuradhamma W/o Govindaraj Kulkarni  
Age: 52 years, Occ: Agriculture & Business,  
R/o: Plat No.9036, Block No.IX,  
Ground Floor, Janapriya Mahanagar,  
Meerpet village, Saroor Nagar Mandal,  
R.R. District, Hyderabad,  
State : Telangana.

Claim:- Suit for partition and separate possession and  
injunction.

Valuation:- The suit valued for the purpose of Jurisdiction  
of Rs.9,00,000/- and Court Fee of Rs.225/- is  
paid.

This suit is coming for final disposal on the 29<sup>th</sup> day of January  
- 2025 before Shri. Vinayak Mayannavar., B.A., LL.B., Senior Civil  
Judge & JMFC, Afzalpur in presence of Shri. R.K and P.R.P.  
Advocates for Plaintiffs and Shri. K.V. and M.S.P. Advocates for  
defendants.

It is ordered and decreed that:

Suit of the plaintiffs is partly decreed with cost.

The plaintiff No.1 is entitled for 1/3<sup>rd</sup> share in the suit item No.1 to 3 and 5 properties.

The plaintiff No.2 is entitled for 1/3<sup>rd</sup> share in the suit item No.1 to 3 and 5 properties.

The defendant No.1 is entitled for 1/3<sup>rd</sup> share in the suit item No.1 to 3 and 5 properties.

The defendant No.2 is not entitled for any share in the suit item No.1 to 3 and 5 properties.

The plaintiffs and defendant No.1 are entitled for 1/3<sup>rd</sup> share each in the 21 acres of land in the suit item No.1 property bearing survey No.83.

The plaintiffs and the defendant No.1 are entitled for 1/3<sup>rd</sup> share each in the compensation amount with respect to 31 gunta of land in suit item No.1 property bearing survey number 83 which is acquired by the Karnataka Niravari Nigama.

The suit of the plaintiffs with respect to suit item No.4 property bearing flat number 9036 is hereby dismissed.

Office is hereby directed to register the final decree proceedings on drawing the preliminary decree in the present case and put up the final decree proceedings case with the certified copy of preliminary decree and order sheet in FDP case on 03-03-2025.

The parties are hereby directed to appear before this court on 03-03-2025 for proceedings further in the final decree proceedings without expectation of any process in the said case.

On failure to appear any of the parties the final decree case will be proceeded further in their absence.

Given under my hand and seal of the court on this the 29<sup>th</sup> day of January -2025.

Senior Civil Judge,  
Afzalpur.

Decree Signed  
on:05-02-2025.

Senior Civil Judge,  
Afzalpur.

**MEMORANDUM OF COSTS**

Sl. No.	Particulars	By the Plaintiffs	By the Defendants
01	Court fee paid on plaint	225=00	00=00
02	-do- petition	00=00	00=00
03	-do- Process fee	36=00	00=00
04	Advocates fee	CNF	CNF
	Total:	261=00	00=00

Senior Civil Judge,  
Afzalpur.

**Suit Scheduled Property**

- a) Land Sy. No.83 measuring 21 acres 31 guntas situated at Guddewadi village, Tq: Afzalpur Dist: Kalaburagai.
- b) Land Sy. No.41 measuring 28 acres 36 guntas situated at Kolnoor village, Tq: Afzalpur Dist: Kalaburagai.
- c) Land Sy. No.43 measuring 5 acres 24 guntas situated at Kolnoor village, Tq: Afzalpur Dist: Kalaburagai.

d) House property bearing flat No.9036, Block No.IX, Ground Floor, Janapriya Mahanagar, Meerpet village Saroor Nagar Mandal, R.R. District, Hyderabad.

e) H.No.3-3-63/D, Gokale Nagar, Ramanathpur, Hyderabad.

Senior Civil Judge,  
Afzalpur.

C.M.O.

Clerk.