



ORDER BELOW EXH.60.

(Passed On: 30th September, 2025)

1. The plaintiff has filed the present application for status quo against defendant No.1 and 18 restraining them from alienating the suit property under Order 39 Rule 1 and 2 of Civil Procedure Code (hereinafter referred to as “the code”).
2. The learned Advocate for plaintiff Shri. H. V. Garje vehemently submitted that, during pendency of suit since 02.07.2025 defendants are showing the suit property to agents for its sale. He further submitted that, if the suit property is alienated then plaintiff will be deprived. He further submitted that, if now status quo is not granted the ultimate purpose of the suit will be frustrated and prayed for maintaining status quo.
3. No one appeared to argue the matter for defendants. So also, against defendant No.1 public notice was issued vide Exh.31, however, till date he has not appeared in the suit. Defendant No.18 appeared vide Exh.34 in the suit.
4. The suit is filed seeking the relief of declaration regarding the sale deeds dtd.29.07.2007, 29.08.2008, 15.12.2008 and for partition and injunction. It is the contention of the plaintiff that, since 02.07.2025 the defendants are trying to alienate the suit property through agents. Therefore, status-quo is sought against defendant No.1 and 18. The perusal of record shows that, the plaintiff has filed copy of sale deeds dtd.29.06.2007, 29.08.2008, 15.12.2008, 05.10.2009. It is the apprehension of plaintiff that, the defendants are about the alienate the suit property. Therefore, it necessary to

protect the suit property from further alienation. Thus, no prejudice would be caused to the defendants if status quo order is granted in respect of the suit properties above referred. Hence, in turn I proceed to pass following order:

ORDER

1. Defendant No. 1 and 18 to maintain status quo in respect of the suit properties. They are further directed not to alienate the suit properties for period of 30 days from today.
2. The order of status quo will remain in force for period of 30 days and will automatically lapse after expiry of 30 days.
3. Issue show cause notice to defendant stating as to why the status-quo order should not be confirmed till the final decision of the suit.
4. Plaintiff to comply the provision of Order XXXIX Rule 3(a) and 3(b) of Civil Procedure Code forthwith.
5. Notices returnable on 15.10.2025.
6. Both the parties to take note.

(Dictated directly on computer to the stenographer, script checked, revised and pronounced in the open Court)

Date : 30/09/2025
Pathardi.

(Shirishkumar D. Waghmare)
Jt. Civil Judge, Jr. Div. Pathardi,
Dist. Ahmednagar.

I affirm that the contents of this P.D.F. file order/judgment are same word for word as per original order.

Name of steno : Mrs. M. R. Sanap,

Name of court : Shirishkumar D. Waghmare,

Jt. C.J.J.D.& J.M.F.C., Pathardi, Dist.

Ahmednagar.

Date : 30.09.2025

Judgment/order signed by Presiding Officer on : 30.09.2025

Judgment/order uploaded on : 30.09.2025