



RCS No. 112/2004
Satyanarayan Vs. Ramesh
CNR No. MHAK090000922004

ORDER AT EXH.90

1. This is an application of defendants to issue summons to sub registrar to produce valuation certificate of suit property in respect as ready reckoner.
2. Read application and overleaf say filed by plaintiff.
3. Heard Ld. Adv. for both the sides.
4. It is submitted by the defendants that; defendant have already submitted an application for valuation of suit property as per office of sub registrar which is 12,85000/-. The suit is in between owner and the licensee, and based on market valuation of the property. u/s 8 of MH. Court fees Act, this court is having pecuniary only up to Rs 500000/-. Defendant is not owner of the suit property and sub registrar is not willing to provide the certificate and thus summons be issued by allowing the application
5. On contrary plaintiff opposed the application and contended that the application is nothing but the delaying tactic. There is no issue summons to sub registrar or to appoint the commissioner . The law about jurisdiction is clear and suit is completely tenable and thus application be rejected.
6. Bear reading of the plaint shows that the suit is for recovery of possession and arrears of license fess, due to failure of the defendant to pay the agreed license fees . The suit property was given on monthly license fees of Rs. 1000/- . and defendant is in arrear of Rs. 12000/- for the period of 01/09/2023 to 31/08/2024.
7. In this suit, while deciding the suit valuation, it is amount of license fee and not the valuation of the property, that is to be seen. Here suit valuation carries no relevance with market price/ valuation of the suit property. Thus there is no need to issue summons to sub registrar to produce valuation certificate hence following is the order.

ORDER

1. Application is rejected.
2. Cost in cause.

Date:- 04.10.2025.

(R. R. PAKADE)
Jt. Civil Judge, J.D., Murtizapur.

CERTIFICATE

I affirm that the contents of this P.D.F. File Order/Judgment are same, word to word, as per the original Judgment/Order.

Name of the Stenographer	S. R. Adhau
Name of the Court	Jt. Civil Judge (J.D.) & J.M.F.C., Murtizapur.
Date of Order/Judgment	04.10.2025
Order/Judgment Signed by the P.O. on	04.10.2025
Judgment/Order uploaded on	06.10.2025