

Order below Exh.14 in R.C.S.223/2025
(Archana Salgar V/s. Swapnil Kolekar)

The present application moved by plaintiff for grant of ad-interim injunction against the defendant till next date. It is contended that, the plaintiff has instituted the present suit against the defendant for declaration and perpetual injunction. In response to the suit summons, defendant appeared through his Advocate and sought time to file written statement and reply. Defendant is originally hailed from village Gundewadi, Tal:-Miraj, Dist:-Sangli. He started to harass the plaintiff. Plaintiff is a lady and she does not have any support. By taking disadvantage of this fact, the defendant is trying to grab the plaintiff's property. On 02.02.2026, defendant and their family members came at village of plaintiff and started to beat her. They also threatened the plaintiff with an intention to kill her. They are also trying to take forcibly possession of suit property. In that pursuant, the plaintiff has lodged complaint against the defendant at Umadi Police Station. However, the police have registered only a N.C. against the defendant. The plaintiff has filed the copy of N.C. registered with Umadi Police Station along with Exh.16. Hence, plaintiff has prayed to allow the application.

2. Defendant has filed his say vide Exh.17 and denied all the contentions in toto. It is contended that, after accepting Rs.23 Lakh, the plaintiff has executed the sale deed of suit property in favour of defendant. The entry of sale deed also mutated to 7x12 extract of suit property. Defendant is in possession of suit property. The defendant is cultivating the suit property through his servant. Being a lady, the plaintiff is trying to disturb his cultivation. In so many cases, plaintiff and her husband are accused and therefore, the husband of plaintiff is absconded. There is previous criminal antecedent of plaintiff and her husband. There is a habit

of plaintiff to file false complaint. There is no prima-facie case in favour of plaintiff. Hence, prayed to reject the application.

3. Perused the record. Heard both sides.

4. As per the contention of plaintiff, defendant executed the sale deed bearing registration No.5640/2025 dated 09.09.2025 in his favour in respect of suit property by preparing bogus power of attorney. Therefore, the plaintiff is instituted the present suit against the defendant for declaration that, the sale deed bearing registration No.5640/2025 dated 09.09.2025 executed in favour of defendant is not binding upon her share and therefore, it is void-ab-initio. The plaintiff has also prayed to restrain the defendant from alienating the suit property in favour of third party. Per contract, the defendant has asserted that he has purchased the suit property from the plaintiff for a consideration of Rs. 23 Lakh and now he is in possession. Both the parties are claiming their own possession over the suit property. The allegations made by both the parties will take its own time to prove the real controversy between the parties. In such scenario, passing of status-quo order is sufficient to serve the purpose of urgent justice instead of ad-interim order. Hence, I pass following order.

ORDER

Both parties are directed to maintain status-quo in respect of suit property till next date.

Jath.
Date:-04.02.2025

(Prakash C. Bachhale)
Civil Judge Junior Division,
Jath.

CERTIFICATE

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

Name of Stenographer :- Rafik B. Samalewale, Stenographer
Name of Court :- **Shri. Prakash C. Bachhale,**
Civil Judge Jr.Dn., Jath.
Date of decision/typed :- 04.02.2025
Judgment/order signed by the :- 04.02.2025
P.O. on
Judgment/order uploaded on :- 05.02.2025