

IN THE COURT OF DISTRICT JUDGE, NAGAPATTINAM.

Present: Thiru.A. Kanthakumar, M.L.,
District Judge.

Wednesday, the 12th day of March 2025

CNR No.TNNG010031712023
ORIGINAL SUIT NO. 23 of 2023

1. Prema, aged 85 years, W/o. Late Rathnam residing at Door No.29, Kavery Nagar, Koorainadu, Mayiladuthurai District & Munsifi.
2. S. Vasanthi, aged 51 years, W/o. Chandrasekaran residing at Door No.29, Kavery Nagar, Koorainadu, Mayiladuthurai District & Munsifi.
3. A. Shanthi, aged 49 years, W/o. Anandhan and D/o. Rathnam residing at Door No.7/1, Pattunoolkara Street, Poraiyar, Mayiladuthurai District & Munsifi.

.....Plaintiffs

VS

R. Muralidharan, aged 53 years, S/o Rathnam residing at Door No.32, Kamarajar Street, Kuyavar Palayam, Pondicherry UT – 605 013.

....Defendant

This is a suit filed by the plaintiffs praying to pass a preliminary decree that they are entitled for 3/4th share in the suit properties and also to pass a final decree by appointing an Advocate Commissioner to inspect the properties to effect a fair and equitable divisions of the same, earmarking the plaintiffs' 3/ 4th share with a right to take separate possession and to get a report and plan and for costs.

Suit presented on 28.07.2023

Suit taken on file on 28.07.2023

Cause of action arose on 09.09.1983, 18.08.2004, 10.12.2022, 16.12.2022 at Nellukadai Mariamman Sannathi Street, Nagapattinam Taluk and Venmani Village, Kilvelur Taluk, Nagapattinam District.

Details of Valuation

Valuation of the “A” schedule as per the GLR value is this Rs.72,10,000/- and the plaintiffs’ 3/4th value is		Rs. 54,07,500/-
Valuation of the “B” schedule property as per the GLR value is this Rs.5,56,875/- and the plaintiffs’ 3/4th value is		Rs. 4,17,656/-
Total valuation of “A” and “B” schedule is		Rs. 58,25,157/-
Court fee payable under Section 37(2) of T.N.C.F. and S.V. Act	Rs. 5,000/-	

This suit came up before me for final hearing on 20.02.2025 in the presence of Thiru.S. Raman & r. Gowri Sankar, counsels for the plaintiffs and the defendant remained absent and set exparte and upon hearing the argument of plaintiffs’ side, upon perusal of all connected material records and having stood over for consideration till this date, this court doth the judgment and **decree** as follows...

1. that the suit be and the same is hereby decreed;
2. that a preliminary decree is passed that the plaintiffs are entitled for 3/4th share in the suit properties;
3. that the plaintiffs are entitled to initiate separate proceedings to obtain final decree in respect of suit properties; and
4. that the plaintiffs do bear their own costs of Rs.42,498/- towards the costs of the suit.

Description of Property

“A” schedule property:-

Nagapattinam Registration District, Nagapattinam Sub Registry, Nagapattinam Taluk, Nellukadai Mariamman Sannathi Street Lane, in Municipal Ward-2, Block – 12, T.S.No.622, vacant site in an extent of 7,210 sq.ft along with a will and other appurtenances.

Boundaries :-

North of Mariamman Sannathi and its lane, South of the house and backyard of Chinnu Aasari, East of the C Schedule house and backyard allotted to K. Ramadoss, West of the house of backyard of Sundara Ramanujam and Natesan Pillai.

“B” schedule property:-

Nagapattinam Registration District, Nagapattinam Sub Registry, Kilvelur Taluk, Venmani Village, Patta No.383

1. R.S.No.234A/12, Punja, 1.50 ares
2. R.S.No.235/14, Punja, 1.00 ares
3. R.S.No.213/3, Nanja, 23.00 ares
4. R.S.No.213/6, Nanja, 21.00 ares
5. R.S.No.213/7, Nanja, 11.00 ares
6. R.S.No.213/8, Nanja, 10.50 ares
7. R.S.No.215/2, Nanja, 37.00 ares
8. R.S.No.219/12, Nanja, 4.00 ares
9. R.S.No.222/1, Nanja, 28.50 ares
10. R.S.No.225/14, Nanja, 31.50 ares
11. R.S.No.228/1B, Nanja, 2.00 ares
12. R.S.No.228/4, Nanja, 4.50 ares
13. R.S.No.230/2A, Nanja, 30.50 ares
14. R.S.No.232B/23, Nanja, 2.00 ares
15. R.S.No.232B/24, Nanja, 2.00 ares
16. R.S.No.232B/25, Nanja, 2.50 ares
17. R.S.No.240A/2, Nanja, 9.00 ares
18. R.S.No.240A/6, Nanja, 3.00 ares

COST LIST

Sl. No.	Particulars	On the side of Plaintiffs Rs.
1.	Stamp on plaint (as prayed)	1000.00
2.	Vakalath	10.00
3.	Typing Charge	200.00
4.	Stamp on petitions	40.00
6.	Stamp on Documents	10.00
7.	Advocate Fees Senior (as prayed)	30,000.00
8.	Advocate Fees Junior	11,233.00
9.	Batta Memo	41.00
	Total	42,498.00

Given under my hand and seal of this court, on this the 12th day of March 2025.

Sd/- A. Kanthakumar
District Judge,
Nagapattinam.

IN THE COURT OF DISTRICT JUDGE, NAGAPATTINAM

O.S.No. 23 /2023

1. Prema

2. S. Vasanthi

3. A. Shanthi

....Plaintiffs

-VS-

R. Muralidharan

.... Defendant

VALUATION SLIP

1.	Nature of Suit	Partition
2.	Section and sub section of Court Fee Act	37 (2) of T.N.C.F. & S.V. Act
3.	Market Value	Rs. 77,66,875/-
4.	Value of the plaintiffs' 3/4 share	Rs. 58,25,157/-
5.	Court Fee paid	Rs. 5,000/-

//By Order //

Sherishtadar,
District Court,
Nagapattinam.