

**IN THE COURT OF ADDITIONAL DISTRICT AND SESSIONS JUDGE,  
(Fast Track Court ), Kumbakonam**

Present : Thiru.S.Shunmugavel, B.A., B.L.,  
Additional District and Sessions Judge, (F.T.C.) Kumbakonam.

Thursday, the 13<sup>th</sup> day of April 2023.

O.S.55/2019

Fairog Kani, aged 55 years, W/o.Haja Abdul Hameed, Muslim, residing at No.29/35, Muslim New Street, Melakaveri, Kumbakonam Post, Thanjavur District.	...	Plaintiff
	VS	
<p>1. Reema Begam, aged 46 years, W/o.not known and claiming herself to the wife of Mohamed Ghouse wrongly, Muslim, residing at 8th Cross Street, Paramasivapuram, Lalgudi, Trichy District.</p> <p>2. Barkathunissa Begam, aged about 28 years, W/o.Kamalakannan, D/o.Reema Begam, Muslim, residing at 8th Cross Street, Paramasivapuram, Lalgudi, Trichy District.</p> <p>3. Ramachandran, aged about 54 years, S/o.Veerassamy, Hindu, residing at No.91, Machine Street, Tharasuram Village, Kumbakonam Taluk, Thanjavur District.</p> <p>4. S.Prabu, aged 35 years, S/o.Sivanatham, Hindu, residing at No.145, Station Road, Valadi Village, Lalgudi Taluk, Trichy District.</p> <p>5. The Sub Registrar, having office at Thirupananthal Sub Registrar Office, Thanjavur District.</p> <p>6. The Sub Registrar, having office at Lalgudi Sub Registrar Office, Trichirapalli District.</p> <p>7. The District Registrar, Kumbakonam, Thanjavur District.</p> <p>8. The District Registrar, Trichy District. Registered office at Contonment, Trichy -1.</p>	...	Defendants

The Suit is for declaration and for consequential relief of Permanent Injunction and for declaring the settlement deed executed in favour of D1 and D2 on 09.06.2015 and Mandatory injunction to remove the entry of document before Sub

Registrar Office, Thirupanandal and also for mandatory injunction to declare the sale deed of D1 and D2 executed in favour of 3<sup>rd</sup> defendant dated 07.03.2016 from Sub Registrar office, Thirupanandal and mandatory injunction to remove the entry of document dated 07.03.2016 doc.No.226/2016 and to declare the sale deed dated 12.12.2017 executed by D3 in favour of D4 in Sub Registrar Office, Lalgudi in Doc.No.3934/2017 and for mandatory injunction against the S.R.O. Lalgudi to remove the entry of sale deed dated 12.12.2017 as Doc.No.3934/2017 with costs and for other reliefs.

Plaint presented on : 15.04.2019, 25.04.2019 and taken on file by the Principal District Judge, Thanjavur on 25.04.2019 and was numbered as O.S.No.55/2019 and subsequently it was made over to this court for disposal as per the letter in D.No.2590/19/OS/ dated 29.04.2019.

Cause of action arose on : 20.05.1992, 09.06.2017, 02.09.2013, 19.02.2009, 09.06.2015, 22.09.2015, 27.01.2016, 13.04.2016, 07.03.2016, 31.10.2018 and 12.12.2017.

Cause of action arose at : Vilathakandam Village, Kumbakonam Taluk Thanjavur District.

Total Valuation of the Suit : Rs.10,18,000/-

Total Court Fee paid : Rs.30,540/- is paid u/s.25(b), 25(d), 27(c), of T.N.C.F.Act.

This suit came up before this court for final hearing on 09.02.2023 in the presence of Thiru.M.Siva, Advocate for the Plaintiff, Thiru.K.Ashokan, Government Pleader for the defendants 5 to 8 and the defendants 1 to 4 called absent and set exparte and upon hearing the arguments of both sides and having stood over

for consideration till this day, this court delivers the following :-

**DECREE**

1. that the suit is decreed.
2. The plaintiff is entitled for the declaration of title over the suit property consequential relief of Permanent Injunction restraining the defendants their men, servants, agents from interfering the plaintiff's peaceful possession and enjoyment of the suit property in any manner whatsoever.
3. The plaintiff is entitled for declaration that the settlement deed executed by D1 in favour of D2 on 09.06.2015 is void ab-initio in valid and not binding the plaintiff.
4. The plaintiff is entitled for Mandatory Injunction directing the Sub Registrar, Thirupananthal to remove the entry of document dated 09.06.2015 registered as Doc.No.123/2015 executed by D1 in favour of D2 from the encumbrance register, which have to be done through process of court.
5. The plaintiff is entitled for declaration of the sale deed executed by defendants D1 and D2 in favour of D3 dated 07.03.2016 registered as Doc.No.226/2016 registered before Sub Registrar Thirupananthal as void ab-initio invalid and not binding of the plaintiff.
6. The plaintiff is entitled for Mandatory injunction directing the Sub Registrar, Thirupananthal to remove the entry of the document dated 07.03.2016 registered as Doc.No.226/2016 exeucted by D1 and D2 in favour of D3 from the encumbrance register which have to be done to the process of court.
7. The plaintiff is entitled for declaration of sale deed dated 12.12.2017 executed by D3 in favour of D4 before the Sub Registrar, Lalgudi registered as Doc.No.3934/2017 from the encumbrance register and intimate the same to the Sub Registrar, Thirupanandal which have to be done through process of court.

8. The defendants are directed to pay the costs of the suit of Rs. - Nil - to the plaintiff. (Cost Lists not filed by the Plaintiff side )  
Cost Lists not filed by the defendants 1 to 6.

Description of Property

Thanjavur District, Kumbakonam Taluk, No.3, Vilanthakandam Village, an extent of Acres 1.47 cents out of Ac.2.78 cents comprised in S.F.No.96/1

East and West of Hasina Begum Nanjai

North of Abubakkar

South of Maruthamuthu Vagayara Nanjai.

Given under my hand and the seal of this Court, this 13th day of April 2023.

**Additional District Judge,  
( Fast Track Court ) Kumbakonam.**

**Decree in  
O.S. No.55/2019  
DT: 13.04.2023.  
ADJ (FTC) Court, Kumbakonam.**

IN THE COURT OF ADDITIONAL DISTRICT JUDGE,  
(FAST TRACK COURT), KUMBAKONAM  
O.S.55/2019

Fairog Kani	...	Plaintiff
	VS	
1. Reema Begam 2. Barkathunissa Begam 3. Ramachandran 4. S.Prabu 5. The Sub Registrar, Thirupananthal 6. The Sub Registrar, Lalgudi Taluk, Trichirpalli 7. The District Registrar, Kumbakonam 8. The District Registrar, Trichy	...	Defendants

**VALUATION SLIP FILED BY THE PLAINTIFF**

Details of Valuation

- i) for declaration of plaintiffs title to the suit property and for consequential relief of permanent injunction restraining the defendants, their men, servants, agents, etc., from interfering plaintiffs peaceful possession and enjoyment of the suit property.  
The value of suit property is Rs.20,00,000/- Half of it comes to Rs.10,00,000/-  
Court Fee paid thereon under Sec.25(b) of TNCF Act is : Rs. 30,000.00
- ii) to declare the settlement deed purported to have been executed by 1st defendant in favour of 2nd defendant dated 09.06.2015 as void, ab-initio, invalid and not binding on the plaintiff.  
The relief is valued notionally at Rs.5000/-  
CF paid thereon under Sec.25 (d) of TNCF Act is : Rs. 150.00
- iii) Mandatory injunction directing Sub Registrar, Thirupananthal to remove the entry of document dated 09.06.2015 registered as Doc.No.123/2015 purported to have been executed by 1st defendant in favour of 2nd defendant from the encumbrance register.  
The relief is notionally valued at Rs.1000/-  
CF Paid thereon under Sec.27(c) of TNCF Act is : Rs. 30.00
- iv) to declare the sale deed executed by defendants 1` and 2 in favour of 3rd defendant dated 07.03.2016 regd.

as Doc.No.226/2016 in the office of Sub-Registrar,  
Thirupananthal as void, ab-initio, invalid and not binding  
on the plaintiff.

The relief is valued notionally at Rs.5000/-

CF paid thereon under Sec.25(d) of TNCF Act is : Rs. 150.00

- v) Mandatory injunction directing Sub Registrar, Thirupananthal  
to remove the entry of document dated 07.03.2016 registered  
as Doc.No.226/2016 purported to have been executed by  
defendants 1 and 2 in favour of 3rd defendant from the  
encumbrance register.

The relief is valued notionally at Rs.1000/-

CF paid therein under Sec.27 of TNCF Act is : Rs. 30.00

- vi) to declare the sale deed dated 12.12.2017 purported  
to have been executed by 3rd defendant in favour of  
4th defendant in the office of Sub Registrar Lalgudi Reg.  
as Doc.No.3934/2017 as void ab-initio, invalid and  
not binding on the plaintiff.

: Rs. 150.00

- vii) Mandatory injunction directing the Sub-Registrar,  
Lalgudi, Trichirappalli District to remove the entry of  
Sale deed dated 12.12.2017 regd. as Doc.No.3934/2017  
from the encumbrance Sub Register, Thirupananthal.

The relief is valued notionally at Rs.1000/-

CF paid thereon under Sec.27(c) of TNCF Act is : Rs. 30.00

Valuation for the purpose of court fee and jurisdiction is : Rs.10,18,000.00

Court Fee paid thereon : Rs. 30,540.00

Head Clerk  
Addl.District Court(F.T.C.)  
Kumbakonam