

ISSUES

1. Whether the plaintiff proves that the suit property, namely Plot No. 5 of Final Plot No. 67 of T.P. Scheme No. 2, Una, was joint ancestral property inherited by him from his grandfather late Rambhai Jinabhai Bambhaniya, and that he has a lawful share therein?
2. Whether the plaintiff proves that at the time of execution of the registered sale deed No. 1786 dated 10.09.1984, he was a minor and that the alienation of the suit property was effected without obtaining permission of the competent court, thereby rendering the said sale deed void or voidable?
3. Whether the plaintiff proves that the power of attorney dated 24.01.1984 was executed without his consent and was misused to fraudulently sell the suit property, and that the subsequent sale deed dated 01.05.1993 is also illegal, void and not binding upon him?
4. Whether the defendants prove that Sub-Plot No. 5 was lawfully purchased by defendant No. 1 and thereafter by defendants Nos. 2 and 3 through valid registered sale deeds, and that they are the lawful owners and are in continuous, open and peaceful possession of the suit property?
5. Whether the defendants prove that the suit is barred by limitation under Article 60 of the Limitation Act, 1963, as contended?
6. Whether the plaintiff proves that the mutation entries in Village Form No. 2 were made illegally, without notice to him, and are liable to be declared illegal and void?
7. Whether the plaintiff proves that he is entitled to a declaration and permanent injunction as prayed for in the suit?

8. Whether the plaintiff is entitled to cancellation of the registered sale deeds bearing Nos. 1786 dated 10.09.1984 and 580 dated 01.05.1993?
9. What relief, if any, the plaintiff is entitled to?

Date- 19/01/2026

Place- Una

(Mr. Neeraj Kumar Yadav)
2nd Additional Senior Civil Judge, Una
GJ 01409